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CHATFIELD
— arborists & consultants —

Arboricultural Impact Assessment

Property: ELC & Block D Buildings

104/108 Reema Blvd, Endeavour Hills, Vic, 3802

Client: Maranatha Christian School

By

Tim Chatfield of Chatfield Arborists & Consultants

(Certificate I & II in Arboriculture (Melbourne University))

(Certificate III, IV & V in Arboriculture (NMIT))

6/3/2026

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Introduction:

This Arborist report has been requested by the client to assess trees in the subject site and adjoining properties for a development project proposed for the subject property. This is a report for use in the planning processes.

A copy of the site survey plan has been attached for reference.

This report is provided in the format according to Australian Standards AS4970:2025 “*Protection of trees on development sites*”. This report includes key tree data such as tree size dimensions (DBH, canopy width, and tree height), tree condition (health, structure, form/shape), significance value, useful life expectancy and tree retention value. Tree protection zone TPZ and structural root zone SRZ figures are provided in the report for the purpose of retention and protection on the subject property and adjoining lands.

Details of Tree Assessment

Key dates:

Initial Site Inspection and Tree Assessment	13/10/2025
Tree Impact Assessment	30/10/2025
Tree Impact Assessment Update	6/3/2026

Methodology:

This assessment was undertaken in accordance with the principles and processes outlined in AS4970:2025 – *Protection of Trees on Development Sites* and industry-recognised arboricultural best practice. Trees were inspected from ground level using the Visual Tree Assessment (VTA) method described by *Mattheck & Breloer* (1994).

Measurements collected include:

- **DBH (Diameter at Breast Height)** - Measured at 1.4 m above ground level
- **Canopy spread** - Measured to the widest extent
- **Total tree height** - Measured using a digital clinometer
- **Health, structure, and form ratings** - Reference at rear of report
- **Useful Life Expectancy (ULE)** - Estimated
- **Significance and retention value** - Assessed
- **TPZ and SRZ calculations** - Using AS4970:2025 formulas

No climbing or invasive testing was undertaken unless specifically noted. Photographs were captured to document significant features, defects, and site context.



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Scope of Assessment

This report includes:

- Trees located within the subject site boundary
- Trees located on adjoining properties where the TPZ extends into the subject site
- Trees on Council land or nature strips adjacent to the site
- Assessment of potential impacts from the proposed development

This report does not include:

- Identification of trees outside the assessment area
- Invasive testing (e.g., resistograph, sonic tomography) unless specified
- Detailed ecological, fauna habitat, or botanical surveys
- Assessment of underground utilities or geotechnical conditions

The findings in this report are intended to inform the planning process and guide decisions regarding tree retention, removal, and protection during development.

Limitations

This assessment is based on a visual, ground-level inspection only. Tree crowns, upper canopies, internal cavities, and structural root zones that were not visible cannot be fully assessed. No excavation, root inspection or invasive testing was undertaken unless otherwise stated.

Environmental and site-related limitations may include:

- Restricted access to some trees due to fencing, structures, or vegetation density
- Inability to assess underground or internal structural conditions
- Weather conditions that may obscure defects or reduce visibility
- Adjacent property access limitations

Tree condition can change over time due to seasonal factors, storm events, root disturbance, pests, diseases, or construction impacts. This report reflects the tree's condition at the time of inspection and should not be relied upon beyond a reasonable timeframe without further review.

Statutory and Local Law Considerations

The subject site is located within the City of Casey. A review of the relevant planning controls confirms that there are no Planning Scheme Overlays affecting the site that specifically protect vegetation (e.g. no Environmental Significance Overlay, Significant Landscape Overlay, or Vegetation Protection Overlay).



The municipality does maintain a *Significant Tree Register*, which protects trees identified as having notable ecological, historical, or cultural significance. The City of Casey Significant Tree Register currently includes approximately 1,864 trees, such as River Red Gums and recognised Avenues of Honour. Trees listed on this register typically require a planning permit for removal or major pruning works and may also be subject to community consultation prior to approval. None of the trees assessed as part of this report are listed on the register.

The following **State Planning Provisions** may also be relevant to vegetation within the site in which permits are required to remove:

Clause 52.17 – Native Vegetation

Clause 52.37 – Canopy Trees and Boundary Canopy Trees

Native Vegetation means a tree species that's native to Victoria.

Canopy tree means a tree that has:

- a height of more than 5 metres above ground level; and
- a trunk circumference of more than 0.5 metres, measured at 1.4 metres above ground level; and
- a canopy diameter of at least 4 metres.

Boundary canopy tree means a canopy tree if any part of its trunk is within:

- 6 metres of the narrowest street frontage of a lot; or
- 4.5 metres of the rear boundary of a lot.

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Executive Summary:

- Thirty-five (35) trees were included in this assessment.
- Ten (10) trees are located on the council nature strip.
- Fifteen (15) trees are located within the subject site.
- Ten (10) trees are located within neighbouring properties.
- Eleven (11) trees have been issued a **High Retention Value** (T2, 3, 4, 15, 16, 17, 18, 19, 21, 22 & 24)
- Seventeen (17) trees have been issued a **Medium Retention Value** (T1, 10, 11, 12, 13, 14, 25, 26, 27, 28, 29, 30,31, 32, 33, 34 & 35)
- Seven (7) trees have been issued a **Low Retention Value** (T5, 6, 7, 8, 9, 20 & 23)
- No (0) trees have been issued a 'Remove Retention Value'.

Permits:

- The following (26) of the assessed trees require a permit if wanting to remove:

Tree number	Tree Location	Permit Trigger	Retain/Remove
T1	Subject Site	Clause 52.37	Retain
T2	Subject Site	Clause 52.37	Retain
T3	Subject Site	Clause 52.37	Retain
T4	Subject Site	Clause 52.17/Clause 52.37	Retain
T5	Subject Site	Clause 52.37	Remove
T6	Subject Site	Clause 52.37	Remove
T7	Subject Site	Clause 52.37	Retain
T8	Subject Site	Clause 52.37	Remove
T9	Subject Site	Clause 52.37	Remove
T10	Neighbouring Site	Clause 52.37	Retain
T11	Neighbouring Site	Clause 52.37	Retain
T12	Neighbouring Site	Clause 52.37	Retain
T13	Neighbouring Site	Clause 52.37	Retain
T14	Subject Site	Clause 52.37	Retain
T15	Council Tree	Council Tree	Retain
T16	Council Tree	Council Tree	Retain
T17	Council Tree	Council Tree	Retain
T18	Council Tree	Council Tree	Retain
T19	Council Tree	Council Tree	Retain
T20	Council Tree	Council Tree	Retain
T21	Council Tree	Council Tree	Retain
T22	Council Tree	Council Tree	Retain
T23	Council Tree	Council Tree	Retain
T24	Council Tree	Council Tree	Retain
T33	Neighbouring Site	Clause 52.37	Retain
T35	Neighbouring Site	Clause 52.37	Retain

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- None of the trees within the site are listed in Casey’s significant tree register and as there are no overlays protecting vegetation within this site, no permits are required for their removal.
- For all neighbouring trees, written permission must be granted if wanting/needing to remove.
- All trees are located within the council owned nature-strip require approval to be removed.

Tree Impacts:

- Nine (9) trees have been **proposed for removal**:
 - T5, 6, 8, 9, 25, 26, 27, 28 & 29
- Twenty-six (26) trees have been **proposed for retention**:
 - T1, 2, 3, 4, 7, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 30, 31, 32, 33, 34 & 35.

List of following TPZ encroachments:

Tree Number	Encroachment %	Encroachment Level	Retain/Remove
T1	0%	None	Retain
T2	11.4%	Moderate	Retain
T3	29.4%	Major	Retain
T4	10.1%	Major	Retain
T5	Direct	Major	Remove
T6	Direct	Major	Remove
T7	0%	None	Retain
T8	Direct	Major	Remove
T9	Direct	Major	Remove
T10	0%	None	Retain
T11	0%	None	Retain
T12	0%	None	Retain
T13	0%	None	Retain
T14	0%	None	Retain
T15	0%	None	Retain
T16	0%	None	Retain
T17	0%	None	Retain
T18	5.7%	Minor	Retain
T19	18.7%	Moderate	Retain
T20	9.3%	Minor	Retain
T21	4.5%	Minor	Retain
T22	2.2%	Minor	Retain
T23	8.2%	Minor	Retain
T24	10.9%	Moderate	Retain
T25	Direct	Major	Remove
T26	Direct	Major	Remove
T27	Direct	Major	Remove
T28	Direct	Major	Remove
T29	Direct	Major	Remove
T30	0%	None	Retain

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T31	1.8%	Minor	Retain
T32	1.8%	Minor	Retain
T33	7.25%	Minor	Retain
T34	10.6%	Moderate	Retain
T35	0%	None	Retain

Further Requirements:

- **Tree Protection & Management Plan (TPMP)**

A Tree Protection and Management Plan (TPMP) is required to be prepared, submitted and approved by City of Casey prior to project commencement. This document will function as the tree protection blueprint for the project and must be prepared in accordance with AS4970:2025 – *Protection of Trees on Development Sites*, detailing the measures necessary to ensure retained trees remain healthy, structurally stable and unaffected throughout construction.

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Site Assessment Records

Audit By	Tim Chatfield
Date	13/10/2025 & 4/3/2026
Site	Maranatha Christian College
Objective	Assess trees within immediate proximity to proposed works

Key

DBH	Diameter @ Breast Height (mm)
DRF	Diameter above root flair (mm)
Hght	Height (m)
Cpy	Spread (m)
Hlth	Canopy health (1-5)
Strc	Tree structure (1-5)
Frm	Tree form (1-3)
Age	Tree age (New, Juvenile, Semi Mature, Mature,)
Significance	Significance in local area
Permits	Tree protected by permits
Comments	Notable aspects of tree
Retention	(High, Medium, Low, Remove)
ULE	Useful Life Expectancy (Long, Medium, Short)
TPZ	Tree protection zone (m)
SRZ	Structural root zone (m)
Encroachment	Proposed encroachment into the trees TPZ
Retention/Removal	Tree proposed for Removal or Retention

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No.	Species	DBH	DRF	Hght	Cpy	Hlth	Strc	Frm	Age	Origin	Significance	Permits	Comments	Retention	ULE	TPZ	SRZ	Encroach	Retain/Remove
1	<i>Corymbia ficifolia</i> (Flowering Gum)	320, 250 (410)	430	7	5	4	3	1	Semi-mature	Native	Moderately significant	YES	Co-dominant stems with no evidence of ribbing or inclusion. Provides benefits in terms of shade and character.	Medium	Medium (10-15 yrs)	4.92m	2.32m	None	Retain
2	<i>Corymbia citriadora</i> (Lemon Scented Gum)	540	670	18	12	5	4	3	Mature	Native	Significant	YES (Clause 52.37)	Co-dominant stems with no evidence of ribbing or inclusion. Provides benefits in terms of shade and character.	High	Medium (15-25 yrs)	6.48m	2.8m	11.4%	Retain
3	<i>Corymbia citriadora</i> (Lemon Scented Gum)	550	700	19	12	5	4	3	Mature	Native	Significant	YES (Clause 52.37)	Large deadwood scaffold previously removed 2.5m from trees base. Tree provides benefits in terms of shade and character.	High	Medium (15-25 yrs)	6.6m	2.85m	29.4%	Retain
4	<i>Eucalyptus viminalis</i> (Manna Gum)	880	1100	18	13	4	4	3	Mature	Indigenous	Significant	YES (Clause 52.17 & 52.37)	Tree is a feature in the landscape and provides benefits in terms of shade and character.	High	Medium (15-25 yrs)	10.56m	3.44m	10.1%	Retain
5	<i>Pittosporum tenuifolium</i> (Kohuhu)	310	310	7	4	3	2	1	Semi-mature	Exotic	Low Value	YES (Clause 52.37)	Multistemmed form, typical of species	Low	Short (<10 yrs)	3.72m	2.02m	Direct	Remove

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No.	Species	DBH	DRF	Hght	Cpy	Hlth	Strc	Frm	Age	Origin	Significance	Permits	Comments	Retention	ULE	TPZ	SRZ	Encroach	Retain/Remove
6	<i>Syagrus romanzoffiana</i> (Queen Palm)	N/A	N/A	8	5	4	3	3	Semi-mature	Exotic	Low Value	YES (Clause 52.37)	Typical example	Low	Medium (10-15 yrs)	3.5m	N/A	Direct	Remove
7	<i>Syagrus romanzoffiana</i> (Queen Palm)	N/A	N/A	7	4	4	3	3	Semi-mature	Exotic	Low Value	YES (Clause 52.37)	Typical example	Low	Medium (10-15 yrs)	3m	N/A	None	Retain
8	<i>Syagrus romanzoffiana</i> (Queen Palm)	N/A	N/A	8	5	4	3	3	Semi-mature	Exotic	Low Value	YES (Clause 52.37)	Typical example	Low	Medium (10-15 yrs)	3.5m	N/A	Direct	Remove
9	<i>Washingtonia robusta</i> (Mexican Fan Palm)	N/A	N/A	8	4	4	3	3	Semi-mature	Exotic	Low Value	YES (Clause 52.37)	Typical example	Low	Medium (10-15 yrs)	3m	N/A	Direct	Remove
10	<i>Prunus avium</i> (Cherry)	330	330	4	5	4	3	2	Semi-mature	Exotic	Moderately significant / Third Party Tree	YES (Clause 52.37)	Trunk dimensions estimated due to limited access, multi-stemmed form, regularly removed canopy.	Medium	Medium (10-15 yrs)	3.96m	2.08m	None	Retain
11	<i>Cupressocyparis x leylandii</i> (Leyland Cypress)	340	360	9	5	5	4	3	Semi-mature	Exotic	Moderately significant / Third Party Tree	YES (Clause 52.37)	Trunk dimensions estimated due to limited access, canopy lifted to 3m	Medium	Medium (10-15 yrs)	4.08m	2.15m	None	Retain
12	<i>Cupressocyparis x leylandii</i> (Leyland Cypress)	330	350	9	5	5	4	3	Semi-mature	Exotic	Moderately significant / Third Party Tree	YES (Clause 52.37)	Trunk dimensions estimated due to limited access, canopy lifted to 3m	Medium	Medium (10-15 yrs)	3.96m	2.13m	None	Retain
13	<i>Cupressocyparis x leylandii</i> (Leyland Cypress)	320	340	9	5	5	4	3	Semi-mature	Exotic	Moderately significant / Third Party Tree	YES (Clause 52.37)	Trunk dimensions estimated due to limited access, canopy lifted to 3m	Medium	Medium (10-15 yrs)	3.84m	2.1m	None	Retain
14	<i>Eucalyptus sideroxylon</i> (Red Ironbark)	490	660	12	12	4	3	3	Mature	Native	Significant	YES (Clause 52.37)	Significant previous canopy failure leaving hole in canopy, reducing its useful life expectancy	Medium	Medium (10-15 yrs)	5.88m	2.78m	None	Retain
15	<i>Eucalyptus ovata</i> (Swamp Gum)	260	320	9	4	5	4	3	Semi-mature	Indigenous	Significant / Third Party Tree	YES (Council Tree)	Generally good specimen	High	Medium (25-50 yrs)	3.12m	2.05m	None	Retain

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No.	Species	DBH	DRF	Hght	Cpy	Hlth	Strc	Frm	Age	Origin	Significance	Permits	Comments	Retention	ULE	TPZ	SRZ	Encroach	Retain/Remove
16	<i>Eucalyptus ovata</i> (Swamp Gum)	250	320	9	4	5	4	3	Semi-mature	Indigenous	Significant / Third Party Tree	YES (Council Tree)	Generally good specimen	High	Medium (25-50 yrs)	3m	2.05m	None	Retain
17	<i>Eucalyptus ovata</i> (Swamp Gum)	320	360	9	5	3	4	3	Mature	Indigenous	Significant / Third Party Tree	YES (Council Tree)	1.8m from fence, minor tip dieback evident suggestive of mild stress.	High	Medium (15-25 yrs)	3.84m	2.15m	None	Retain
18	<i>Eucalyptus ovata</i> (Swamp Gum)	390	490	12	7	5	5	3	Mature	Indigenous	Significant / Third Party Tree	YES (Council Tree)	2.1m from fence, minor pruning from HV	High	Medium (25-50 yrs)	4.68m	2.45m	5.7%	Retain
19	<i>Eucalyptus ovata</i> (Swamp Gum)	450	560	14	6	5	3	3	Mature	Indigenous	Significant / Third Party Tree	YES (Council Tree)	2m from fence, multiple early stage inclusions	High	Medium (25-50 yrs)	5.4m	2.59m	19.4%	Retain
20	<i>Eucalyptus ovata</i> (Swamp Gum)	360	420	8	6	5	3	2	Semi-mature	Indigenous	Moderately significant / Third Party Tree	YES (Council Tree)	2.6m from fence, 2 major previous tower scaffold failures @ 2m resulting in large open wounds and compromised integrity	Low	Short (<10 yrs)	4.32m	2.3m	9.3%	Retain
21	<i>Eucalyptus ovata</i> (Swamp Gum)	340	440	11	6	5	4	3	Semi-mature	Indigenous	Significant / Third Party Tree	YES (Council Tree)	2.4m from fence, reoccurring compressed stems for, Actual hole present. Tree requires monitoring	High	Medium (25-50 yrs)	4.08m	2.34m	4.5%	Retain
22	<i>Eucalyptus ovata</i> (Swamp Gum)	300, 120 (320)	410	10	6	5	4	3	Semi-mature	Indigenous	Significant / Third Party Tree	YES (Council Tree)	2.5m from fence, co-dominant stems with evidence of very minor ribbing	High	Medium (25-50 yrs)	3.84m	2.28m	2.2%	Retain
23	<i>Eucalyptus ovata</i> (Swamp Gum)	415	480	11	6	3	2	1	Semi-mature	Indigenous	Significant / Third Party Tree	YES (Council Tree)	2.6m from fence, co-dominant stems with prominent included union, Kino exudation also present, signs of borer presence through canopy.	Low	Short (<10 yrs)	4.98m	2.43m	8.2%	Retain
24	<i>Eucalyptus ovata</i> (Swamp Gum)	310, 220 (380)	440	11	6	5	4	3	Semi-mature	Indigenous	Significant / Third Party Tree	YES (Council Tree)	2.6m from fence, Co-dominant stems at base, no visible ribbing or exudation to suggest immediate compromise.	High	Medium (25-50 yrs)	4.56m	2.34m	10.9%	Retain
25	<i>Betula pendula</i> <i>'Youngii'</i> (Weeping birch)	130	130	2	3	5	5	3	Semi-mature	Exotic	Moderately significant	No	Was recently transplanted, exhibiting excellent foliar vigour.	Medium	Medium (15-25 yrs)	2m	1.5m	Direct	Remove

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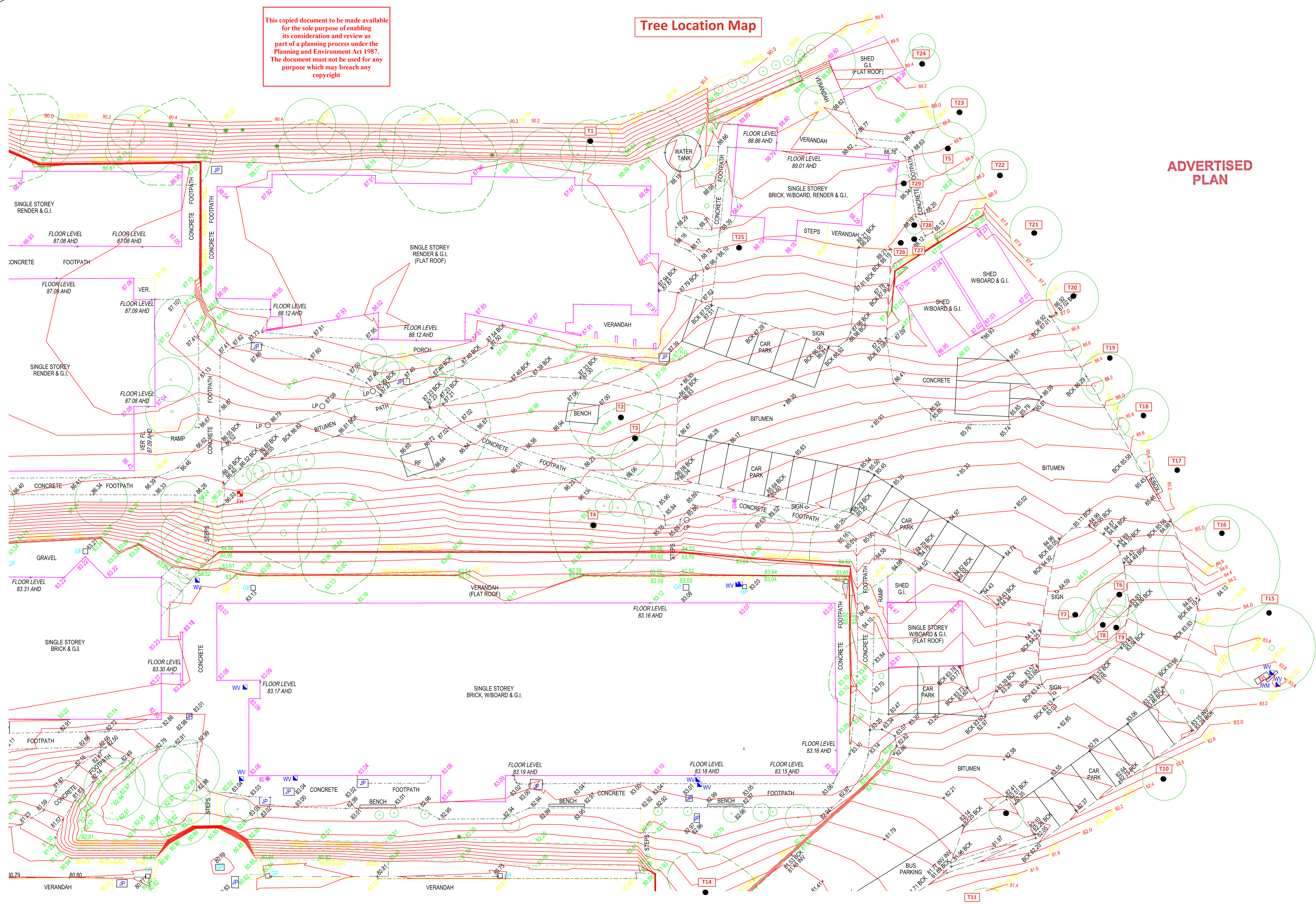
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No.	Species	DBH	DRF	Hght	Cpy	HLth	Strc	Frm	Age	Origin	Significance	Permits	Comments	Retention	ULE	TPZ	SRZ	Encroach	Retain/Remove
26	<i>Camellia japonica</i> (Japanese Camellia)	120	120	2	1	5	5	3	Semi-mature	Exotic	Low Value	No	Typical example	Medium	Medium (15-25 yrs)	2m	1.5m	Direct	Remove
27	<i>Citrus limon</i> (Lemon Tree)	90	100	2	1	5	5	2	Juvenile	Exotic	Low Value	No	Typical example	Medium	Medium (15-25 yrs)	2m	1.5m	Direct	Remove
28	<i>Citrus limon</i> (Lemon Tree)	120	130	2	2	5	5	2	Juvenile	Exotic	Low Value	No	Typical example	Medium	Medium (15-25 yrs)	2m	1.5m	Direct	Remove
29	<i>Camellia japonica</i> (Japanese Camellia)	160	160	3	2	5	5	3	Semi-mature	Exotic	Low Value	No	Typical example	Medium	Medium (15-25 yrs)	2m	1.53m	Direct	Remove
30	<i>Citrus aurantiifolia</i> (Lime Tree)	120	120	2	3	5	3	2	Semi-mature	Exotic	Low Value - Third Party Tree	No	Typical example, 1.5m from boundary	Medium	Medium (15-25 yrs)	2m	1.5m	None	Retain
31	<i>Citrus reticulata</i> (Mandarin Tree)	100	100	3	1	5	5	3	Semi-mature	Exotic	Low Value - Third Party Tree	No	Typical example, 0.2m from boundary fence	Medium	Medium (15-25 yrs)	2m	1.5m	1.8%	Retain
32	<i>Prunus persica</i> (Peach Tree)	120	120	3	2	5	4	2	Semi-mature	Exotic	Low Value - Third Party Tree	No	Other specimen planted next to more dominant example causing imbalance, 1m from boundary fence	Medium	Medium (15-25 yrs)	2m	1.5m	1.8%	Retain
33	<i>Prunus persica</i> (Peach Tree)	200	200	4	6	5	4	3	Mature	Exotic	Moderate Value - Third Party Tree	YES (Clause 52.37)	Prominent healthy example, 2m of canopy extending over boundary fence, tree base is 1m from boundary fence	Medium	Medium (15-25 yrs)	2.4m	1.7m	7.3%	Retain
34	<i>Persea americana</i> (Avocado Tree)	50	50	2	1	5	5	3	Juvenile	Exotic	Low Value - Third Party Tree	No	Typical example, 0.2m from boundary fence	Medium	Medium (15-25 yrs)	2m	1.5m	10.6%	Retain
35	<i>Prunus persica</i> (Peach Tree)	180, 140, 100 (250)	250	5	7	5	3	3	Mature	Exotic	Moderate Value - Third Party Tree	YES (Clause 52.37)	Healthy example, multiple dominant stems, tree base 5m from shared boundary fence	Medium	Medium (15-25 yrs)	3m	1.85m	None	Retain

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Tree Location Map

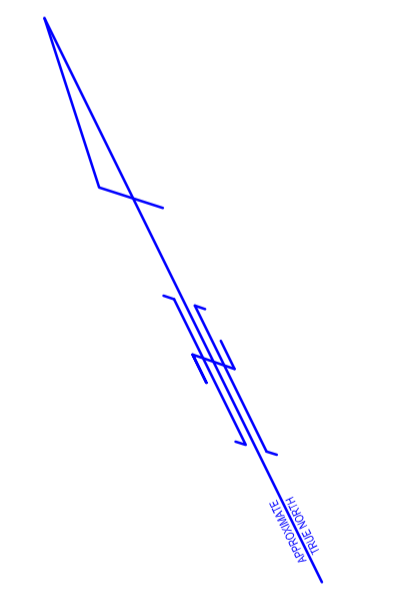
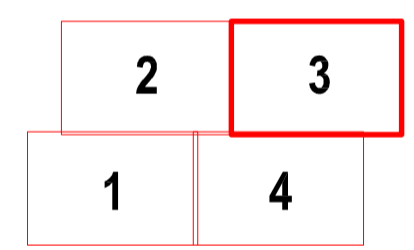


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- NOTES:
- LEVELS SHOWN THUS ARE IN METRES TO AUSTRALIAN HEIGHT DATUM (AHD) LEVEL DATUM VIDE NARREE WORRAN PM 732, RL:66.28.
 - CONTOURS SHOWN ACROSS SUBJECT LAND ARE AT 0.20m INTERVALS TO A.H.D. AND HAVE BEEN DERIVED FROM SURVEY.
 - CONTOURS SHOWN THROUGH EXISTING BUILDINGS ARE INDICATIVE ONLY AND ARE BASED ON LEVELS OBSERVED OUTSIDE SUCH BUILDINGS.
 - SMALL TREES AND SHRUBS HAVE NOT BEEN LOCATED IN THIS SURVEY.
 - THIS SURVEY HAS NOT RE-ESTABLISHED TITLE BOUNDARIES

LEGEND

[Symbol]	JUNCTION PIT
[Symbol]	GRATED PIT
[Symbol]	SIDE ENTRY PIT
[Symbol]	BOLLARD
[Symbol]	UNCLASSIFIED PIT
[Symbol]	ELECTRICITY PIT
[Symbol]	INSPECTION SHAFT
[Symbol]	FIRE HYDRANT
[Symbol]	WATER VALVE
[Symbol]	TELECOM PIT
[Symbol]	GAS METER
[Symbol]	WATER METER
[Symbol]	ELECTRICITY POLE
[Symbol]	ELECTRICITY BOX
[Symbol]	LIGHT POLE
[Symbol]	EXISTING TREE
[Symbol]	DEAD TREE
[Symbol]	BUILDING
[Symbol]	FENCE
[Symbol]	BACK OF KERB
[Symbol]	FOOTPATH
[Symbol]	TOP OF BANK OR RET. WALL
[Symbol]	TOE OF BANK OR RET. WALL
[Symbol]	OVERHEAD POWER
[Symbol]	EDGE OF BITUMEN
[Symbol]	DRAIN
[Symbol]	NATURAL SURFACE
[Symbol]	INVERT KERB
[Symbol]	CONTOUR



SCALE
2 0 2 4 6 8
LENGTHS ARE IN METRES

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INCORPORATING THE PRACTICE OF
BARKER MONAHAN
SURVEYORS, DEVELOPMENT AND LOCAL GOVERNMENT CONSULTANTS
581 GILBERT ROAD, PRESTON 3072

CERTIFICATION BY SURVEYOR
I, Peter Michael McCarthy of Terrain Consulting Group Pty. Ltd a surveyor licensed under the Surveying Act 2004, certify that this plan correctly represents the information obtained by me from such sources as indicated hereon.
Dated 17th August 2018
.....Signature

TITLE PARTICULARS:
SOURCE OF INFORMATION: LAND USE VIC.

SCALE: 1:200
ORIGINAL SHEET: T13
DATE OF SURVEY: 9 August 2018
PARTY LEADER: C.W DRAWN: A.I.
LEVEL DATUM: Aust Height Datum

PLAN:
ADDRESS:
MUNICIPALITY:
PROJECT:
MELWAY REF:

FEATURE & LEVEL SURVEY
MARANATHA CHRISTIAN SCHOOL, ENDEAVOUR HILLS
CITY OF CASEY
PROPOSED DEVELOPMENT
91 J3

SHEET 3 OF 4
DRAWING No.
18428D01s
VERSION No: 1
REVISION DATE:

Tree Retention / Removal Plan



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TREES
 TREES AS PER FEATURE SITE SURVEY AND ARBORIST REPORT. NUMBER AND LOCATIONS ON SITE MAY VARY. TREES HAVE BEEN NUMBERED AS PER THE ARBORIST REPORT FOR CONSISTENCY.
 PROVIDE TREE PROTECTION TO REMAINING TREES. REFER TO LANDSCAPE ARCHITECTS DOCUMENTATION FOR DETAILS.

- LEGEND**
- SITE BOUNDARY LINE
 - - - EXTENT OF DEMOLITION WORKS.
 - EXTENT OF EXISTING WORKS NOT PART OF SCOPE. REFER TO DRAWINGS.
 - TPZ OF EXISTING TREE TO BE RETAINED
 - TPZ OF EXISTING TREE TO BE DEMOLISHED
- THIS DRAWING MUST BE PRINTED IN COLOUR.

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A	ISSUED FOR INFORMATION	23/01/2026	JL
REV	DESCRIPTION	DATE	APP
CLIENT			

CO.OP
 CO-OP STUDIO
 Level 6, 54 Wellington Street, Collingwood, 3066
 Office: +61 452 281 614
 admin@co-opstudio.com.au

PROJECT
MARANATHA CHRISTIAN SCHOOL - EARLY LEARNING CENTRE & BLOCK D EXTENSION
 PROJECT NUMBER
100387

DRAWING
EXISTING & DEMOLITION - SITE PLAN

SCALE As indicated @ A1

DRAWN BY Author

PLANNING PERMIT
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DRAWING NO. REVISION

TP010 **A**
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ADVERTISED PLAN

FILE NAME: Autodesk Docs\Maranatha CS - Early Learning Centre\100387_Maranatha CS - ELC_R22_BIM360.rvt DATE PRINTED: 26/02/2026 10:20:43 AM

Tree Impact Assessment Map

The red dotted line illustrates an existing retaining wall extending along the length of the boundary fence, with an approximate depth of 400 mm. Given the age and developmental stage of the affected trees, significant root presence beyond this retaining wall is considered unlikely. Accordingly, the proposed works are expected to result in minimal impact to the ongoing health and stability of the trees.

Note: All encroachments identified below relate to footpaths, some of which already exist on site. Provided the existing sections are removed in a root-sensitive manner, and any new footpath is constructed at/ or above the existing soil grade, impacts to the noted trees is expected to be negligible.

Notes
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TREES
TREES AS PER FEATURE SITE SURVEY AND ARBORIST REPORT. NUMBER AND LOCATIONS ON SITE MAY VARY. TREES HAVE BEEN NUMBERED AS PER THE ARBORIST REPORT FOR CONSISTENCY.
PROVIDE TREE PROTECTION TO REMAINING TREES. REFER TO LANDSCAPE ARCHITECTS DOCUMENTATION FOR DETAILS.

- LEGEND**
- EXTENT OF EXISTING WORKS NOT PART OF SCOPE. REFER TO DRAWINGS.
 - TPZ OF EXISTING TREE TO BE RETAINED
 - PROPOSED TREES. REFER TO LANDSCAPE DRAWINGS FOR DETAIL.
 - SITE BOUNDARY LINE
 - 1.8M HIGH PALISADE FENCE TO EXTERNAL PLAY AREA
 - 1.2M HIGH PALISADE FENCE
 - RETAINING WALL MIN. 1M HIGH TO MAX. 2.5M HIGH
 - SRZ (Structural Root Zone)
 - Existing Retaining Wall
- THIS DRAWING MUST BE PRINTED IN COLOUR.

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A	ISSUED FOR INFORMATION	23/01/2026	JL
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PROJECT
MARANATHA CHRISTIAN SCHOOL - EARLY LEARNING CENTRE & BLOCK D EXTENSION

PROJECT NUMBER
100387

DRAWING
SITE PLAN

SCALE
As indicated @ A1

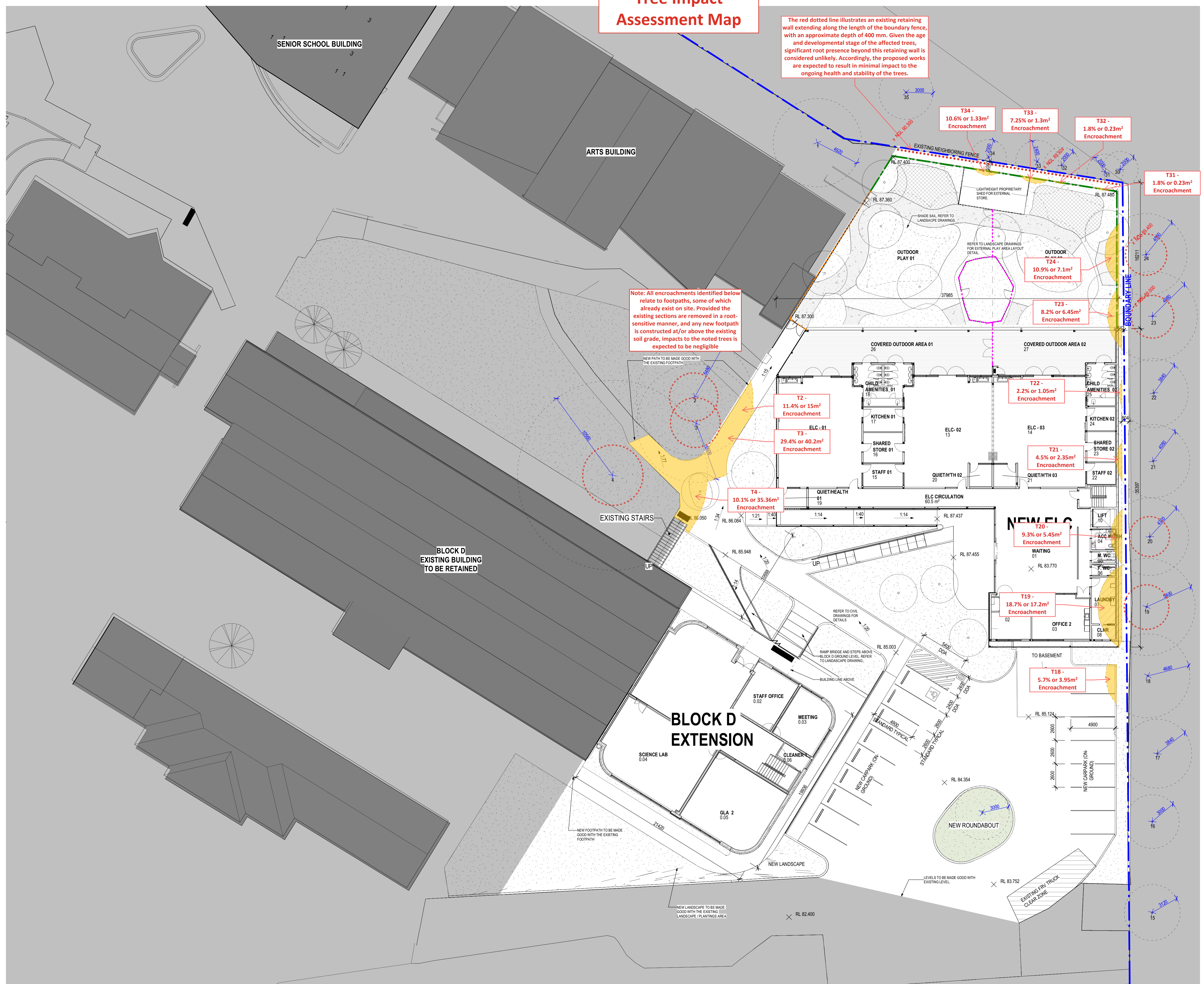
DRAWN BY
Author

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DRAWING NO. REVISION

TP101 **A**

ADVERTISED PLAN



FILE NAME: A:\advised\Docs\Maranatha CS - Early Learning Centre\100387_Maranatha CS - ELC_R22_BM380.rvt
DATE PRINTED: 5/03/2026 1:19:26 PM
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Further details of the trees are as follows:

Tree No. #1 Tree located within the subject site.
Species: *Corymbia ficifolia* (Flowering Gum)
DBH: 410mm
DRF: 430mm
Height: 7m
Canopy: 5m
Health: Good
Structure: Fair
Form: Poor
Age: Semi-Mature
Origin: Australian Native
Significance: Moderately significant

Comments: Growing on embankment, Weeping form.

Permit Req: No

ADVERTISED PLAN

As this tree is **not classified as a Significant Tree** under the City of Casey provisions, a **permit is not required for its removal**. If pruning is proposed, all works must be carried out in full accordance with Australian Standard AS4373–2007 *Pruning of Amenity Trees* and performed by suitably qualified arboricultural professionals (minimum AQF Level 3 in Arboriculture).

ULE: Medium (10-15 Years)
Retention: Medium (Retention/Removal Optional)

Impact: As there is no proposed encroachment into this tree's TPZ and it is located outside the area of proposed works, it is anticipated that the tree will remain unaffected.

TPZ: 4.92m
SRZ: 2.32m

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ADVERTISED PLAN

Tree No. #2 Tree located within the subject site.
Species: *Corymbia citriodora* (Lemon Scented Gum)
DBH: 540mm
DRF: 670mm
Height: 18m
Canopy: 12m
Health: Very Good
Structure: Good
Form: Good
Age: Mature
Origin: Australian Native
Significance: Significant

Comments: Co-dominant stems with no evidence of ribbing or inclusion. Provides benefits in terms of shade and character.

Permit Req: No

As this tree is **not classified as a Significant Tree** under the City of Casey provisions, a **permit is not required for its removal**. If pruning is proposed, all works must be carried out in full accordance with Australian Standard AS4373–2007 *Pruning of Amenity Trees* and performed by suitably qualified arboricultural professionals (minimum AQF Level 3 in Arboriculture).

ULE: Medium (15-25 Years)
Retention: High (Retention Recommended)

Impact: There is a proposed Tree Protection Zone (TPZ) encroachment of **11.4% (15 m²)** associated with the construction of a pedestrian footpath. This level of encroachment is considered **moderate** in accordance with standard arboricultural impact assessment criteria.

However, provided the existing rootpaths within the TPZ are removed in a root-sensitive manner under the supervision of the Project Arborist, ensuring no soil disturbance or excavation occurs, and the new footpath is constructed at or above existing ground level, including all base materials, impacts to the tree's root system are expected to be minimal.

Accordingly, the tree is expected to remain unaffected by the proposed works and proposed for retention.

TPZ: 6.48m
SRZ: 2.8m

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ADVERTISED PLAN

Tree No. #3 Tree located within the subject site.
Species: *Corymbia citriodora* (Lemon Scented Gum)
DBH: 550mm
DRF: 700mm
Height: 19m
Canopy: 12m
Health: Very Good
Structure: Good
Form: Good
Age: Mature
Origin: Australian Native
Significance: Significant

Comments: Large deadwood scaffold previously removed 2.5m from trees base. Tree provides benefits in terms of shade and character.

Permit Req: No

As this tree is **not classified as a Significant Tree** under the City of Casey provisions, a **permit is not required for its removal**. If pruning is proposed, all works must be carried out in full accordance with Australian Standard AS4373–2007 *Pruning of Amenity Trees* and performed by suitably qualified arboricultural professionals (minimum AQF Level 3 in Arboriculture).

ULE: Medium (15-25 Years)
Retention: High (Retention Recommended)

Impact: There is a proposed Tree Protection Zone (TPZ) encroachment of **29.4% (40.2 m²)** associated with the construction of a pedestrian footpath. This level of encroachment is considered **major** in accordance with standard arboricultural impact assessment criteria and typically requires redesign or removal.

However, as with tree 2, provided the existing footpaths within the TPZ are removed in a root-sensitive manner under the supervision of the Project Arborist, ensuring no soil disturbance or excavation occurs, and the new footpath is located above existing ground level, including all base materials, impacts to the tree's root system are expected to be minimal.

Accordingly, the tree is expected to remain unaffected by the proposed works and proposed for retention.

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TPZ: 6.6m
SRZ: 2.85m



ADVERTISED PLAN

Tree No. #4 Tree located within the subject site.
Species: *Eucalyptus viminalis* (Manna Gum)
DBH: 880mm
DRF: 1100mm
Height: 18m
Canopy: 13m
Health: Good
Structure: Good
Form: Good
Age: Mature
Origin: Indigenous
Significance: Significant

Comments: Tree is a feature in the landscape and provides benefits in terms of shade and character.

Permit Req: No

As this tree is **not classified as a Significant Tree** under the City of Casey provisions, a **permit is not required for its removal**. If pruning is proposed, all works must be carried out in full accordance with Australian Standard AS4373–2007 *Pruning of Amenity Trees* and performed by suitably qualified arboricultural professionals (minimum AQF Level 3 in Arboriculture).

ULE: Medium (15-25 Years)
Retention: High (Retention Recommended)

Impact: There is a proposed Tree Protection Zone (TPZ) encroachment of **10.1% (35.36 m²)** associated with the construction of a pedestrian footpath. This level of encroachment is considered **moderate** in accordance with standard arboricultural impact assessment criteria.

However, provided the existing footpaths within the TPZ are removed in a root-sensitive manner under the supervision of the Project Arborist, ensuring no soil disturbance or excavation occurs, and the new footpath is constructed at or above the existing level, avoiding base materials, impacts to the tree's root system are expected to be minimal.

Accordingly, the tree is expected to remain unaffected by the proposed works and proposed for retention.

TPZ: 10.56m
SRZ: 3.44m

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Tree No. #5 Tree located within the subject site.
Species: *Pittosporum tenuifolium* (Kohuhu)
DBH: 310mm
DRF: 310mm
Height: 7m
Canopy: 4m
Health: Fair
Structure: Poor
Form: Poor
Age: Semi-Mature
Origin: Exotic
Significance: Low Value

Comments: Multi-stemmed form, typical of species.

Permit Req: **No**

As this tree is **not classified as a Significant Tree** under the City of Casey provisions, a **permit is not required for its removal**. If pruning is proposed, all works must be carried out in full accordance with Australian Standard AS4373–2007 *Pruning of Amenity Trees* and performed by suitably qualified arboricultural professionals (minimum AQF Level 3 in Arboriculture).

ULE: Short (<10 Years)

Retention: **Low (Removal Recommended)**

Impact: This tree is situated within the proposed building footprint and is therefore **nominated for removal**.

TPZ: **3.72m**

SRZ: **2.02m**

ADVERTISED PLAN



Tree No. #6 Tree located within the subject site.
Species: *Syagrus romanzoffiana* (Queen Palm)
DBH: N/A
DRF: N/A
Height: 8m
Canopy: 5m
Health: Good
Structure: Fair
Form: Good
Age: Semi-Mature
Origin: Exotic
Significance: Low Value

Comments: Typical example of species.

Permit Req: No

As this tree is **not classified as a Significant Tree** under the City of Casey provisions, a **permit is not required for its removal**. If pruning is proposed, all works must be carried out in full accordance with Australian Standard AS4373–2007 *Pruning of Amenity Trees* and performed by suitably qualified arboricultural professionals (minimum AQF Level 3 in Arboriculture).

ULE: Medium (10-15 Years)

Retention: Low (Removal Recommended)

Impact: As this tree is positioned within the footprint of the **proposed driveway upgrades**, retention is not feasible and **removal is proposed**.

TPZ: 3.5m

SRZ: N/A

ADVERTISED PLAN



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Tree No. #7 Tree located within the subject site.
Species: *Syagrus romanzoffiana* (Queen Palm)
DBH: N/A
DRF: N/A
Height: 7m
Canopy: 4m
Health: Good
Structure: Fair
Form: Good
Age: Semi-Mature
Origin: Exotic
Significance: Low Value

ADVERTISED PLAN

Comments: Typical example of species.

Permit Req: **No**

As this tree is **not classified as a Significant Tree** under the City of Casey provisions, a **permit is not required for its removal**. If pruning is proposed, all works must be carried out in full accordance with Australian Standard AS4373–2007 *Pruning of Amenity Trees* and performed by suitably qualified arboricultural professionals (minimum AQF Level 3 in Arboriculture).

ULE: Medium (10-15 Years)

Retention: **Low (Removal Recommended)**

Impact: This tree is **proposed to be retained** within the updated roundabout design. Provided **soil levels remain unaltered within the nominated TPZ**, and standard tree protection measures are applied, the **tree should remain unaffected**.

TPZ: 3m
SRZ: N/A



Tree No. #8 Tree located within the subject site.
Species: *Syagrus romanzoffiana* (Queen Palm)
DBH: N/A
DRF: N/A
Height: 8m
Canopy: 5m
Health: Good
Structure: Fair
Form: Good
Age: Semi-Mature
Origin: Exotic
Significance: Low Value

ADVERTISED PLAN

Comments: Typical example of species.

Permit Req: **No**

As this tree is **not classified as a Significant Tree** under the City of Casey provisions, a **permit is not required for its removal**. If pruning is proposed, all works must be carried out in full accordance with Australian Standard AS4373–2007 *Pruning of Amenity Trees* and performed by suitably qualified arboricultural professionals (minimum AQF Level 3 in Arboriculture).

ULE: Medium (10-15 Years)

Retention: **Low (Removal Recommended)**

Impact: As this tree is positioned within the footprint of the **proposed driveway upgrades**, retention is not feasible and **removal is proposed**.

TPZ: **3.5m**

SRZ: **N/A**



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Tree No.: #9 Tree located within the subject site.
Species: *Washingtonia robusta* (Mexican Fan Palm)
DBH: N/A
DRF: N/A
Height: 8m
Canopy: 4m
Health: Good
Structure: Fair
Form: Good
Age: Semi-Mature
Origin: Exotic
Significance: Low Value

Comments: Typical example of species.

Permit Req: No

As this tree is **not classified as a Significant Tree** under the City of Casey provisions, a **permit is not required for its removal**. If pruning is proposed, all works must be carried out in full accordance with Australian Standard AS4373–2007 *Pruning of Amenity Trees* and performed by suitably qualified arboricultural professionals (minimum AQF Level 3 in Arboriculture).

ULE: Medium (10-15 Years)

Retention: Low (Removal Recommended)

Impact: As this tree is positioned within the footprint of the **proposed driveway upgrades**, retention is not feasible and **removal is proposed**.

TPZ: 3m
SRZ: N/A

ADVERTISED PLAN



ADVERTISED PLAN

Tree No. #10 Tree located within the neighbouring site.
Species: *Prunus avium (Cherry)*
DBH: 330mm
DRF: 330mm
Height: 4m
Canopy: 5m
Health: Good
Structure: Fair
Form: Fair
Age: Semi-Mature
Origin: Exotic
Significance: Moderately significant / Third Party Tree

Comments: Trunk dimensions estimated due to limited access, multi-stemmed form, regularly reduced canopy.

Permit Req: No

As this tree is **not classified as a Significant Tree** under the City of Casey provisions, a **permit is not required for its removal**. However, as it's within a neighbouring site, written permission must first be granted if wanting to remove. If pruning is proposed, all works must be carried out in full accordance with Australian Standard AS4373–2007 *Pruning of Amenity Trees* and performed by suitably qualified arboricultural professionals (minimum AQF Level 3 in Arboriculture).

ULE: Medium (10-15 Years)
Retention: Medium (Retention/Removal Optional)

Impact: As there is **no proposed encroachment** into this tree's TPZ and it is located outside the area of proposed works, **it is anticipated that the tree will remain unaffected**.

TPZ: 3.96m
SRZ: 2.08m



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ADVERTISED PLAN

Tree No. #11 Tree located within the neighbouring site.
Species: *Cupressocyparis x leylandii* (Leyland Cypress)
DBH: 340mm
DRF: 360mm
Height: 9m
Canopy: 5m
Health: Very Good
Structure: Good
Form: Good
Age: Semi-Mature
Origin: Exotic
Significance: Moderately significant / Third Party Tree

Comments: Trunk dimensions estimated due to limited access, canopy lifted to 3m.

Permit Req: **No**

As this tree is **not classified as a Significant Tree** under the City of Casey provisions, a **permit is not required for its removal**. However, as it's within a neighbouring site, written permission must first be granted if wanting to remove. If pruning is proposed, all works must be carried out in full accordance with Australian Standard AS4373–2007 *Pruning of Amenity Trees* and performed by suitably qualified arboricultural professionals (minimum AQF Level 3 in Arboriculture).

ULE: Medium (10-15 Years)
Retention: **Medium (Retention/Removal Optional)**

Impact: As there is **no proposed encroachment** into this tree's TPZ and it is located outside the area of proposed works, **it is anticipated that the tree will remain unaffected**.

TPZ: 4.08m
SRZ: 2.15m



ADVERTISED PLAN

Tree No. #12 Tree located within the neighbouring site.
Species: *Cupressocyparis x leylandii* (Leyland Cypress)
DBH: 330mm
DRF: 350mm
Height: 9m
Canopy: 5m
Health: Very Good
Structure: Good
Form: Good
Age: Semi-Mature
Origin: Exotic
Significance: Moderately significant / Third Party Tree

Comments: Trunk dimensions estimated due to limited access, canopy lifted to 3m.

Permit Req: No

As this tree is **not classified as a Significant Tree** under the City of Casey provisions, a **permit is not required for its removal**. However, as it's within a neighbouring site, written permission must first be granted if wanting to remove. If pruning is proposed, all works must be carried out in full accordance with Australian Standard AS4373–2007 *Pruning of Amenity Trees* and performed by suitably qualified arboricultural professionals (minimum AQF Level 3 in Arboriculture).

ULE: Medium (10-15 Years)
Retention: Medium (Retention/Removal Optional)

Impact: As there is **no proposed encroachment** into this tree's TPZ and it is located outside the area of proposed works, **it is anticipated that the tree will remain unaffected**.

TPZ: 3.96m
SRZ: 2.13m



ADVERTISED PLAN

Tree No. #13 Tree located within the neighbouring site.
Species: *Cupressocyparis x leylandii* (Leyland Cypress)
DBH: 320mm
DRF: 340mm
Height: 9m
Canopy: 5m
Health: Very Good
Structure: Good
Form: Good
Age: Semi-Mature
Origin: Exotic
Significance: Moderately significant / Third Party Tree

Comments: Trunk dimensions estimated due to limited access, canopy lifted to 3m.

Permit Req: No

As this tree is **not classified as a Significant Tree** under the City of Casey provisions, a **permit is not required for its removal**. However, as it's within a neighbouring site, written permission must first be granted if wanting to remove. If pruning is proposed, all works must be carried out in full accordance with Australian Standard AS4373–2007 *Pruning of Amenity Trees* and performed by suitably qualified arboricultural professionals (minimum AQF Level 3 in Arboriculture).

ULE: Medium (10-15 Years)
Retention: Medium (Retention/Removal Optional)

Impact: As there is **no proposed encroachment** into this tree's TPZ and it is located outside the area of proposed works, **it is anticipated that the tree will remain unaffected**.

TPZ: 3.84m
SRZ: 2.1m



ADVERTISED PLAN

Tree No. #14 Tree located within the subject site.
Species: *Eucalyptus sideroxylon* (Red Ironbark)
DBH: 490mm
DRF: 660mm
Height: 12m
Canopy: 12m
Health: Good
Structure: Fair
Form: Good
Age: Mature
Origin: Native
Significance: Significant

Comments: Significant previous canopy failure leaving hole in canopy, reducing its useful life expectancy.

Permit Req: No

As this tree is **not classified as a Significant Tree** under the City of Casey provisions, a **permit is not required for its removal**. If pruning is proposed, all works must be carried out in full accordance with Australian Standard AS4373–2007 *Pruning of Amenity Trees* and performed by suitably qualified arboricultural professionals (minimum AQF Level 3 in Arboriculture).

ULE: Medium (10-15 Years)
Retention: Medium (Retention/Removal Optional)

Impact: As there is **no proposed encroachment** into this tree's TPZ and it is located outside the area of proposed works, **it is anticipated that the tree will remain unaffected**.

TPZ: 5.88m
SRZ: 2.78m



Tree No. #15 Tree located within the council reserve.
Species: *Eucalyptus ovata* (Swamp Gum)
DBH: 260mm
DRF: 320mm
Height: 9m
Canopy: 4m
Health: Very Good
Structure: Good
Form: Good
Age: Semi-Mature
Origin: Indigenous
Significance: Significant / Third Party Tree

Comments: Generally good specimen.

Permit Req: Yes

This tree is **not classified as a Significant Tree** under the City of Casey provisions, however, as it is a council owned tree, a **permit is required for its removal**. If pruning is required, permission must also be granted, and all works must be carried out in full accordance with Australian Standard AS4373–2007 *Pruning of Amenity Trees* and performed by suitably qualified arboricultural professionals (minimum AQF Level 3 in Arboriculture).

ULE: Medium (25-50 Years)
Retention: **High (Retention Recommended)**

Impact: As there is **no proposed encroachment** into this tree's TPZ and it is located outside the area of proposed works, **it is anticipated that the tree will remain unaffected**.

TPZ: 3.12m
SRZ: 2.05m

ADVERTISED PLAN



Tree No. #16 Tree located within the council reserve.
Species: *Eucalyptus ovata* (Swamp Gum)
DBH: 250mm
DRF: 320mm
Height: 9m
Canopy: 4m
Health: Very Good
Structure: Good
Form: Good
Age: Semi-Mature
Origin: Indigenous
Significance: Significant / Third Party Tree

Comments: Generally good specimen.

Permit Req: Yes

This tree is **not classified as a Significant Tree** under the City of Casey provisions, however, as it is a council owned tree, a **permit is required for its removal**. If pruning is required, permission must also be granted, and all works must be carried out in full accordance with Australian Standard AS4373–2007 *Pruning of Amenity Trees* and performed by suitably qualified arboricultural professionals (minimum AQF Level 3 in Arboriculture).

ULE: Medium (25-50 Years)
Retention: **High (Retention Recommended)**

Impact: As there is **no proposed encroachment** into this tree's TPZ and it is located outside the area of proposed works, **it is anticipated that the tree will remain unaffected**.

TPZ: 3m
SRZ: 2.05m

ADVERTISED PLAN



ADVERTISED PLAN

Tree No. #17 Tree located within the council reserve.
Species: *Eucalyptus ovata* (Swamp Gum)
DBH: 320mm
DRF: 360mm
Height: 9m
Canopy: 5m
Health: Fair
Structure: Good
Form: Good
Age: Semi-Mature
Origin: Indigenous
Significance: Significant / Third Party Tree

Comments: 1.8m from fence, minor tip dieback evident suggestive of mild stress.

Permit Req: Yes

This tree is **not classified as a Significant Tree** under the City of Casey provisions, however, as it is a council owned tree, a **permit is required for its removal**. If pruning is required, permission must also be granted, and all works must be carried out in full accordance with Australian Standard AS4373–2007 *Pruning of Amenity Trees* and performed by suitably qualified arboricultural professionals (minimum AQF Level 3 in Arboriculture).

ULE: Medium (25-50 Years)
Retention: **High (Retention Recommended)**

Impact: As there is **no proposed encroachment** into this tree's TPZ and it is located outside the area of proposed works, **it is anticipated that the tree will remain unaffected**.

TPZ: 3.84m
SRZ: 2.15m



Tree No. #18 Tree located within the council reserve.
Species: *Eucalyptus ovata* (Swamp Gum)
DBH: 390mm
DRF: 490mm
Height: 12m
Canopy: 7m
Health: Very Good
Structure: Very Good
Form: Good
Age: Mature
Origin: Indigenous
Significance: Significant / Third Party Tree

ADVERTISED PLAN

Comments: 2.1m from fence, minor pruning from HV.

Permit Req: Yes

This tree is **not classified as a Significant Tree** under the City of Casey provisions, however, as it is a council owned tree, a **permit is required for its removal**. If pruning is required, permission must also be granted, and all works must be carried out in full accordance with Australian Standard AS4373–2007 *Pruning of Amenity Trees* and performed by suitably qualified arboricultural professionals (minimum AQF Level 3 in Arboriculture).

ULE: Medium (25-50 Years)
Retention: High (Retention Recommended)

Impact: There is a proposed TPZ encroachment of 5.7% (3.95 m²) associated with the construction of the car parking area and basement entrance. This is considered a minor and acceptable level of encroachment and, as such, the tree is expected to remain unaffected. Significant potential remains outside the direct works footprint and will require protection throughout the project. The specific tree protection measures will be outlined within the approved TPMP.

TPZ: 4.68m
SRZ: 2.45m

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ADVERTISED PLAN

Tree No. #19 Tree located within the council reserve.
Species: *Eucalyptus ovata* (Swamp Gum)
DBH: 450mm
DRF: 560mm
Height: 14m
Canopy: 6m
Health: Very Good
Structure: Fair
Form: Good
Age: Mature
Origin: Indigenous
Significance: Significant / Third Party Tree

Comments: 2m from fence, multiple early-stage inclusions.

Permit Req: Yes

This tree is **not classified as a Significant Tree** under the City of Casey provisions, however, as it is a council owned tree, a **permit is required for its removal**. If pruning is required, permission must also be granted, and all works must be carried out in full accordance with Australian Standard AS4373–2007 *Pruning of Amenity Trees* and performed by suitably qualified arboricultural professionals (minimum AQF Level 3 in Arboriculture).

ULE: Medium (25-50 Years)
Retention: High (Retention Recommended)

Impact: There is a proposed **TPZ encroachment of 19.4% (17.75 m²)** associated with the footprint of the new building. This is considered a moderate encroachment under AS4373-2007 *Protection of Trees on Development Sites*.

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As this tree is a riparian species and currently exhibiting good health indicators, the encroachment is considered manageable. **Planned and sensitive construction methods are implemented.** All excavation within the TPZ must be supervised by the project arborist, and any roots encountered are to be cleanly pruned in accordance with **AS4373-2007 – Pruning of Amenity Trees**. On this basis, the trees overall health and vigour is expected to remain viable and unaffected by the proposed works.

Details of root management procedures and protective measures will be outlined within the approved **Tree Protection Management Plan (TPMP)**.

TPZ: 5.4m
SRZ: 2.59m



ADVERTISED PLAN

Tree No. #20 Tree located within the council reserve.
Species: *Eucalyptus ovata* (Swamp Gum)
DBH: 360mm
DRF: 420mm
Height: 8m
Canopy: 6m
Health: Very Good
Structure: Fair
Form: Fair
Age: Semi-Mature
Origin: Indigenous
Significance: Significant / Third Party Tree

Comments: 2.6m from fence, 2 major previous lower scaffold failures @ 2m resulting in large open wound and compromised integrity.

Permit Req: Yes

This tree is **not classified as a Significant Tree** under the City of Casey provisions, however, as it is a council owned tree, a **permit is required for its removal**. If pruning is required, permission must also be granted, and all works must be carried out in full accordance with Australian Standard AS4373–2007 *Pruning of Amenity Trees* and performed by suitably qualified arboricultural professionals (minimum AQF Level 3 in Arboriculture).

ULE: Short (<10 Years)
Retention: Low (Removal Recommended)

Impact: There is a proposed **TPZ encroachment of 9.3% (5.45m²)** associated with the footprint of the new building. This is considered a **minor and acceptable level of encroachment** and as such, the **tree is expected to remain unaffected.**

TPZ: 4.32m
SRZ: 2.3m

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ADVERTISED PLAN

Tree No. #21 Tree located within the council reserve.
Species: *Eucalyptus ovata* (Swamp Gum)
DBH: 340mm
DRF: 440mm
Height: 11m
Canopy: 6m
Health: Very Good
Structure: Good
Form: Good
Age: Semi-Mature
Origin: Indigenous
Significance: Significant / Third Party Tree

Comments: 2.4m from fence, reoccurring compressed unions, however, minimal ribbing present. Tree requires monitoring.

Permit Req: Yes

This tree is **not classified as a Significant Tree** under the City of Casey provisions, however, as it is a council owned tree, a **permit is required for its removal**. If pruning is required, permission must also be granted, and all works must be carried out in full accordance with Australian Standard AS4373–2007 *Pruning of Amenity Trees* and performed by suitably qualified arboricultural professionals (minimum AQF Level 3 in Arboriculture).

ULE: Medium (25-50 Years)
Retention: High (Retention Recommended)

Impact: There is a proposed **TPZ encroachment of 4.5% (2.35m²)** associated with the footprint of the new building. This is considered a **minor and acceptable level of encroachment** and as such, the **tree is expected to remain unaffected.**

TPZ: 4.08m
SRZ: 2.34m

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ADVERTISED PLAN

Tree No. #22 Tree located within the council reserve.
Species: *Eucalyptus ovata* (Swamp Gum)
DBH: 320mm
DRF: 410mm
Height: 10m
Canopy: 6m
Health: Very Good
Structure: Good
Form: Good
Age: Semi-Mature
Origin: Indigenous
Significance: Significant / Third Party Tree

Comments: 2.6m from fence, co-dominant stems with evidence of very minor ribbing.

Permit Req: Yes

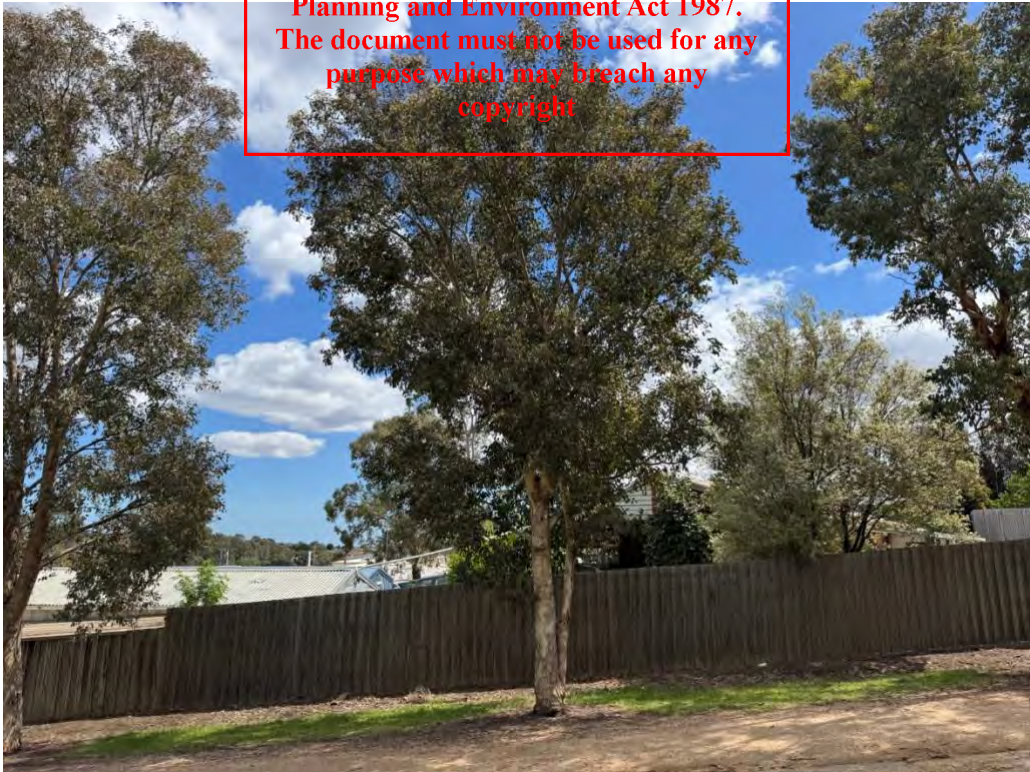
This tree is **not classified as a Significant Tree** under the City of Casey provisions, however, as it is a council owned tree, a **permit is required for its removal**. If pruning is required, permission must also be granted, and all works must be carried out in full accordance with Australian Standard AS4373–2007 *Pruning of Amenity Trees* and performed by suitably qualified arboricultural professionals (minimum AQF Level 3 in Arboriculture).

ULE: Medium (25-50 Years)
Retention: High (Retention Recommended)

Impact: There is a proposed ~~TPZ encroachment of 2.2% (1.05m²)~~ associated with the footprint of the new building. This is considered a **minor and acceptable level of encroachment**, and as such, the **tree is expected to remain unaffected**.

TPZ: 3.84m
SRZ: 2.28m

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ADVERTISED PLAN

Tree No. #23 Tree located within the council reserve.
Species: *Eucalyptus ovata* (Swamp Gum)
DBH: 415mm
DRF: 480mm
Height: 11m
Canopy: 6m
Health: Fair
Structure: Poor
Form: Poor
Age: Semi-Mature
Origin: Indigenous
Significance: Significant / Third Party Tree

Comments: 2.6m from fence, co-dominant stems with prominent included union, Kino exudation also present, signs of borer presence through canopy.

Permit Req: Yes

This tree is **not classified as a Significant Tree** under the City of Casey provisions, however, as it is a council owned tree, a **permit is required for its removal**. If pruning is required, permission must also be granted, and all works must be carried out in full accordance with Australian Standard AS4373–2007 *Pruning of Amenity Trees* and performed by suitably qualified arboricultural professionals (minimum AQF Level 3 in Arboriculture).

ULE: Short (<10 Years)

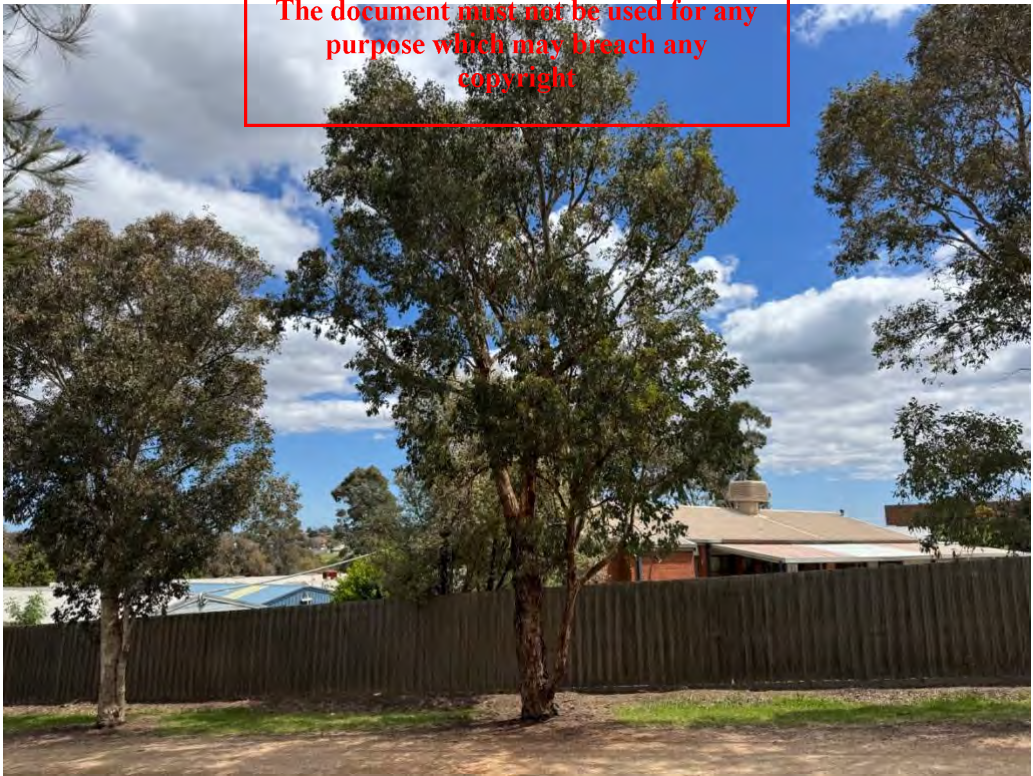
Retention: Low (Removal Recommended)

Impact: There is a proposed **TPZ encroachment of 8.2% (6.41m²)** associated with the footprint of the new building and leveling retaining wall for the site's outdoor area. This is considered a **minor and acceptable level of encroachment** and as such, the tree is expected to remain unaffected.

TPZ: 4.98m

SRZ: 2.43m

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ADVERTISED PLAN

Tree No. #24 Tree located within the council reserve.
Species: *Eucalyptus ovata* (Swamp Gum)
DBH: 380mm
DRF: 440mm
Height: 11m
Canopy: 6m
Health: Very Good
Structure: Good
Form: Good
Age: Semi-Mature
Origin: Indigenous
Significance: Significant / Third Party Tree

Comments: 2.6m from fence, Co-dominant stems at base, no visible ribbing or exudation to suggest immediate compromise.

Permit Req: Yes

This tree is **not classified as a Significant Tree** under the City of Casey provisions, however, as it is a council owned tree, a **permit is required for its removal**. If pruning is required, permission must also be granted, and all works must be carried out in full accordance with Australian Standard AS4373–2007 *Pruning of Amenity Trees* and performed by suitably qualified arboricultural professionals (minimum AQF Level 3 in Arboriculture).

ULE: Medium (25-50 Years)
Retention: High (Retention Recommended)

Impact: There is a proposed TPZ encroachment of 10.9% (7.1m²) associated with the footprint of the new building. This is considered a moderate encroachment under AS4970-2025 *Protection of Trees on Development Sites*.

As this tree is a riparian species and is currently exhibiting good health indicators, the encroachment is considered manageable provided root sensitive construction methods are implemented. All excavation within the TPZ must be in accordance with the project and the proposed works. All roots encountered are to be cleanly pruned in accordance with AS4373-2007 *Pruning of Amenity Trees*. On this basis, the trees overall health and vigour is expected to remain viable and unaffected by the proposed works.

Details of root management procedures and protective measures will be outlined within the approved **Tree Protection Management Plan (TPMP)**.

TPZ: 4.56m
SRZ: 2.34m



ADVERTISED PLAN

Tree No. #25 Tree located within the subject site.
Species: *Betula pendula 'Youngii'* (Weeping birch)
DBH: 130mm
DRF: 130mm
Height: 2m
Canopy: 3m
Health: Very Good
Structure: Very Good
Form: Good
Age: Semi-Mature
Origin: Exotic
Significance: Moderately significant

Comments: Was recently transplanted, exhibiting excellent foliar vigour.

Permit Req: No

As this tree is **not classified as a Significant Tree** under the City of Casey provisions, a **permit is not required for its removal**. If pruning is proposed, all works must be carried out in full accordance with Australian Standard AS4373–2007 *Pruning of Amenity Trees* and performed by suitably qualified arboricultural professionals (minimum AQF Level 3 in Arboriculture).

ULE: Medium (15-25 Years)
Retention: Medium (Retention/Removal Optional)

Impact: This tree is situated within the proposed building footprint and is therefore **nominated for removal**.

TPZ: 2m
SRZ: 1.5m



Tree No. #26 Tree located within the subject site.
Species: *Camellia japonica* (Japanese Camellia)
DBH: 120mm
DRF: 120mm
Height: 2m
Canopy: 1m
Health: Very Good
Structure: Very Good
Form: Good
Age: Semi-Mature
Origin: Exotic
Significance: Low Value

Comments: Typical example.

Permit Req: No

As this tree is **not classified as a Significant Tree** under the City of Casey provisions, a **permit is not required for its removal**. If pruning is proposed, all works must be carried out in full accordance with Australian Standard AS4373–2007 *Pruning of Amenity Trees* and performed by suitably qualified arboricultural professionals (minimum AQF Level 3 in Arboriculture).

ULE: Medium (15-25 Years)
Retention: Medium (Retention/Removal Optional)

Impact: This tree is situated within the proposed building footprint and is therefore **nominated for removal**.

TPZ: 2m
SRZ: 1.5m

ADVERTISED PLAN



Tree No. #27 Tree located within the subject site.
Species: *Citrus limon* (Lemon Tree)
DBH: 90mm
DRF: 100mm
Height: 2m
Canopy: 1m
Health: Very Good
Structure: Very Good
Form: Fair
Age: Juvenile
Origin: Exotic
Significance: Low Value

Comments: Typical example.

Permit Req: No

As this tree is **not classified as a Significant Tree** under the City of Casey provisions, a **permit is not required for its removal**. If pruning is proposed, all works must be carried out in full accordance with Australian Standard AS4373–2007 *Pruning of Amenity Trees* and performed by suitably qualified arboricultural professionals (minimum AQF Level 3 in Arboriculture).

ULE: Medium (15-25 Years)
Retention: Medium (Retention/Removal Optional)

Impact: This tree is situated within the proposed building footprint and is therefore **nominated for removal**.

TPZ: 2m
SRZ: 1.5m

ADVERTISED PLAN



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Tree No. #28 Tree located within the subject site.
Species: *Citrus limon* (Lemon Tree)
DBH: 120mm
DRF: 130mm
Height: 2m
Canopy: 2m
Health: Very Good
Structure: Very Good
Form: Fair
Age: Juvenile
Origin: Exotic
Significance: Low Value

Comments: Typical example.

Permit Req: No

As this tree is **not classified as a Significant Tree** under the City of Casey provisions, a **permit is not required for its removal**. If pruning is proposed, all works must be carried out in full accordance with Australian Standard AS4373–2007 *Pruning of Amenity Trees* and performed by suitably qualified arboricultural professionals (minimum AQF Level 3 in Arboriculture).

ULE: Medium (15-25 Years)
Retention: Medium (Retention/Removal Optional)

Impact: This tree is situated within the proposed building footprint and is therefore **nominated for removal**.

TPZ: 2m
SRZ: 1.5m

ADVERTISED PLAN



Tree No. #29 Tree located within the subject site.
Species: *Camellia japonica* (Japanese Camellia)
DBH: 160mm
DRF: 160mm
Height: 3m
Canopy: 2m
Health: Very Good
Structure: Very Good
Form: Good
Age: Semi-Mature
Origin: Exotic
Significance: Low Value

Comments: Typical example.

Permit Req: No

As this tree is **not classified as a Significant Tree** under the City of Casey provisions, a **permit is not required for its removal**. If pruning is proposed, all works must be carried out in full accordance with Australian Standard AS4373–2007 *Pruning of Amenity Trees* and performed by suitably qualified arboricultural professionals (minimum AQF Level 3 in Arboriculture).

ULE: Medium (15-25 Years)
Retention: Medium (Retention/Removal Optional)

Impact: This tree is situated within the proposed building footprint and is therefore **nominated for removal**.

TPZ: 2m
SRZ: 1.53m

ADVERTISED PLAN



ADVERTISED PLAN

Tree No. #30 Tree located within the neighbouring site.
Species: *Citrus aurantiifolia* (Lime Tree)
DBH: 120mm
DRF: 120mm
Height: 2m
Canopy: 3m
Health: Very Good
Structure: Fair
Form: Fair
Age: Semi-Mature
Origin: Exotic
Significance: Low Value – Third Party Tree

Comments: Typical example, 1.5m from boundary.

Permit Req: No

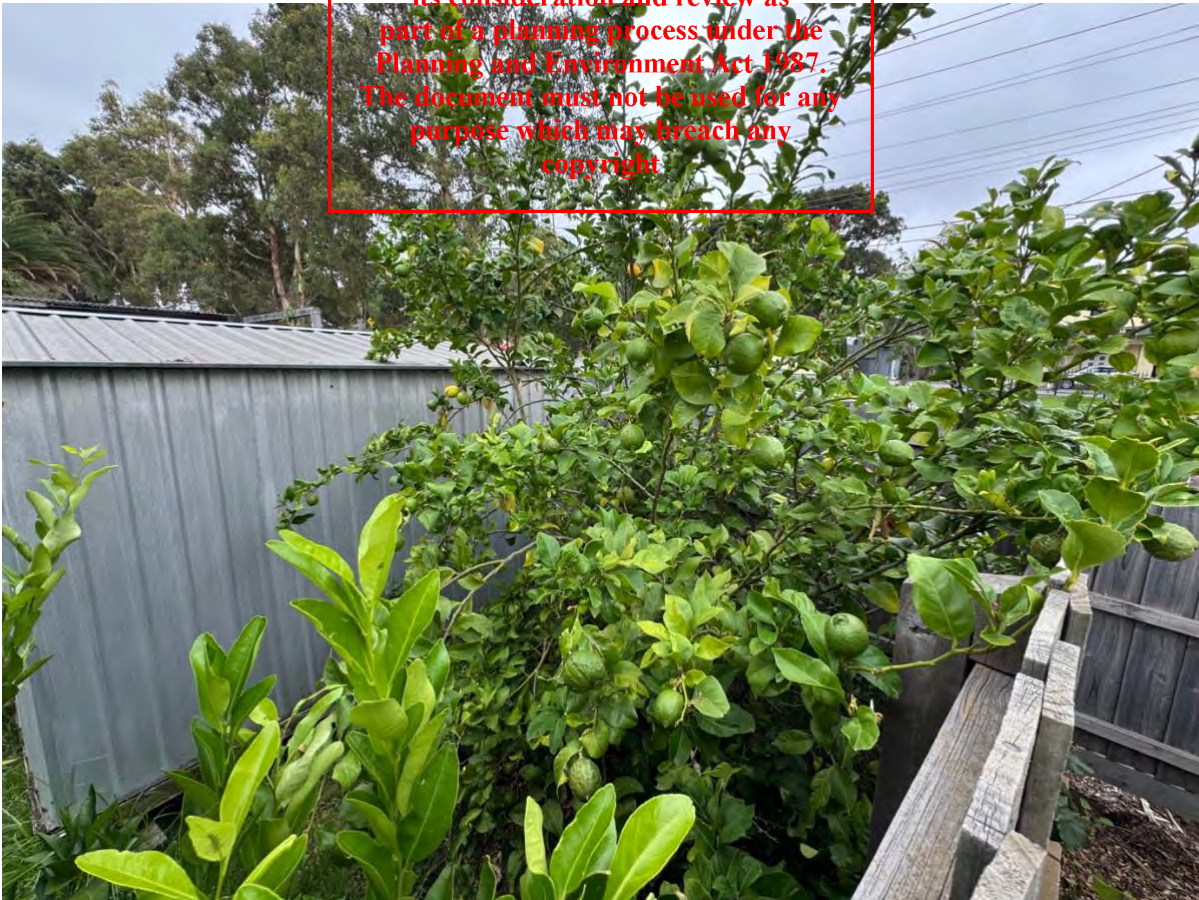
As this tree is **not classified as a Significant Tree** under the City of Casey provisions, **or classified as a canopy tree**, a **permit is not required for its removal**. If pruning is proposed, all works must be carried out in full accordance with Australian Standard AS4373–2007 *Pruning of Amenity Trees* and performed by suitably qualified arboricultural professionals (minimum AQF Level 3 in Arboriculture).

ULE: Medium (15-25 Years)
Retention: Medium (Retention/Removal Optional)

Impact: As there is **no proposed encroachment** into this tree’s TPZ and it is located outside the area of proposed works, it is ~~anticipated that the tree will remain unaffected.~~

TPZ: 2m
SRZ: 1.5m

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Tree No. #31 Tree located within the neighbouring site.
Species: *Citrus reticulata* (Mandarin Tree)
DBH: 100mm
DRF: 100mm
Height: 3m
Canopy: 1m
Health: Very Good
Structure: Very Good
Form: Good
Age: Semi-Mature
Origin: Exotic
Significance: Low Value – Third Party Tree

Comments: Typical example, 0.7m from boundary fence.

Permit Req: No

As this tree is **not classified as a Significant Tree** under the City of Casey provisions, **or classified as a canopy tree**, a **permit is not required for its removal**. If pruning is proposed, all works must be carried out in full accordance with Australian Standard AS4373–2007 *Pruning of Amenity Trees* and performed by suitably qualified arboricultural professionals (minimum AQF Level 3 in Arboriculture).

ULE: Medium (15-25 Years)
Retention: Medium (Retention/Removal Optional)

Impact: There is a proposed **TPZ encroachment of 1.8% (0.23m²)** associated with a new proposed retaining wall. This is considered both a **minor and acceptable level of encroachment**, and as such, the tree is expected to remain unaffected.

TPZ: 2m
SRZ: 1.5m

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ADVERTISED PLAN

Tree No. #32 Tree located within the neighbouring site.
Species: *Prunus persica* (Peach Tree)
DBH: 120mm
DRF: 120mm
Height: 3m
Canopy: 2m
Health: Very Good
Structure: Good
Form: Fair
Age: Semi-Mature
Origin: Exotic
Significance: Low Value – Third Party Tree

Comments: Smaller specimen planted next to more dominant example causing imbalance, 1m from boundary fence.

Permit Req: No

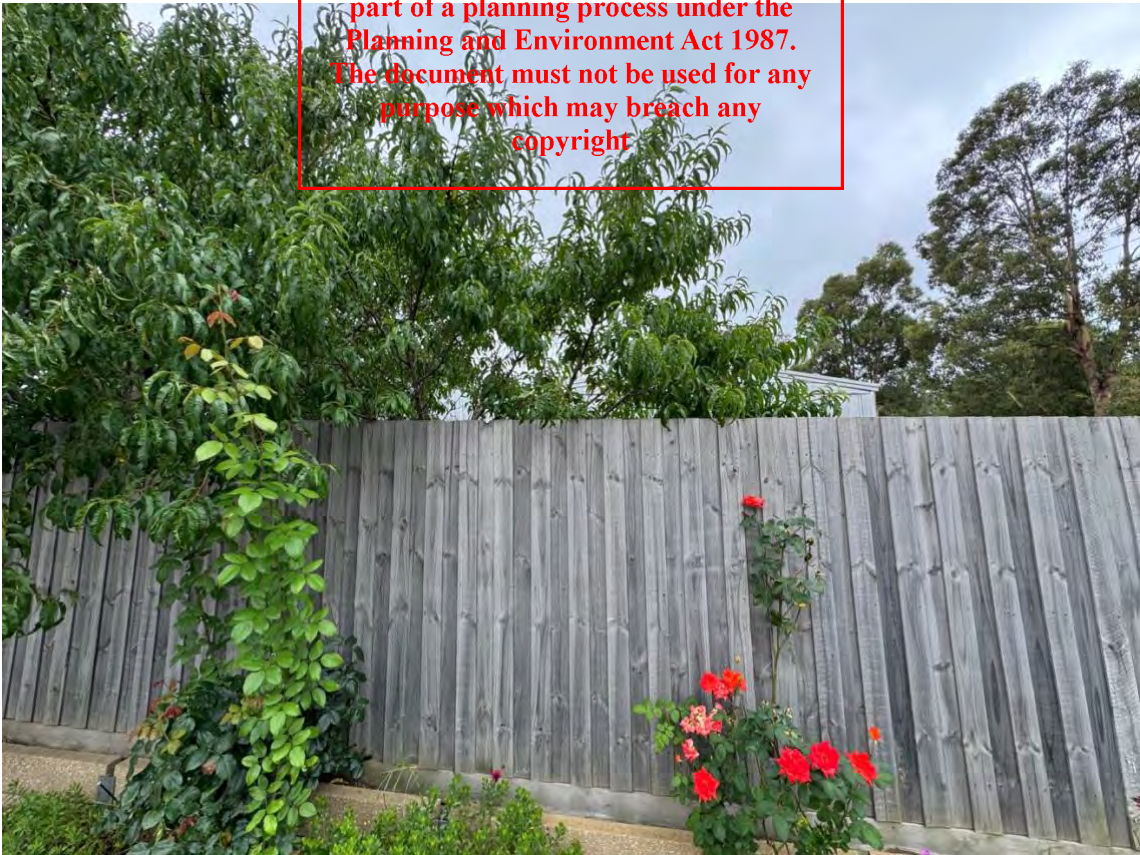
As this tree is **not classified as a Significant Tree** under the City of Casey provisions, **or classified as a canopy tree**, a **permit is not required for its removal**. If pruning is proposed, all works must be carried out in full accordance with Australian Standard AS4373–2007 *Pruning of Amenity Trees* and performed by suitably qualified arboricultural professionals (minimum AQF Level 3 in Arboriculture).

ULE: Medium (15-25 Years)
Retention: Medium (Retention/Removal Optional)

Impact: There is a proposed **TPZ encroachment of 1.8% (0.23m²)** associated with a new proposed retaining wall. This is considered both a **minor and acceptable level of encroachment**, and as such, the tree is expected to remain unaffected.

TPZ: 2m
SRZ: 1.5m

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ADVERTISED PLAN

Tree No. #33 Tree located within the neighbouring site.
Species: *Prunus persica* (Peach Tree)
DBH: 200mm
DRF: 200mm
Height: 4m
Canopy: 6m
Health: Very Good
Structure: Good
Form: Good
Age: Mature
Origin: Exotic
Significance: Moderate Value – Third Party Tree

Comments: Prominent healthy example, 2m of canopy extending over boundary fence, tree base is 1m from boundary fence.

Permit Req: Yes

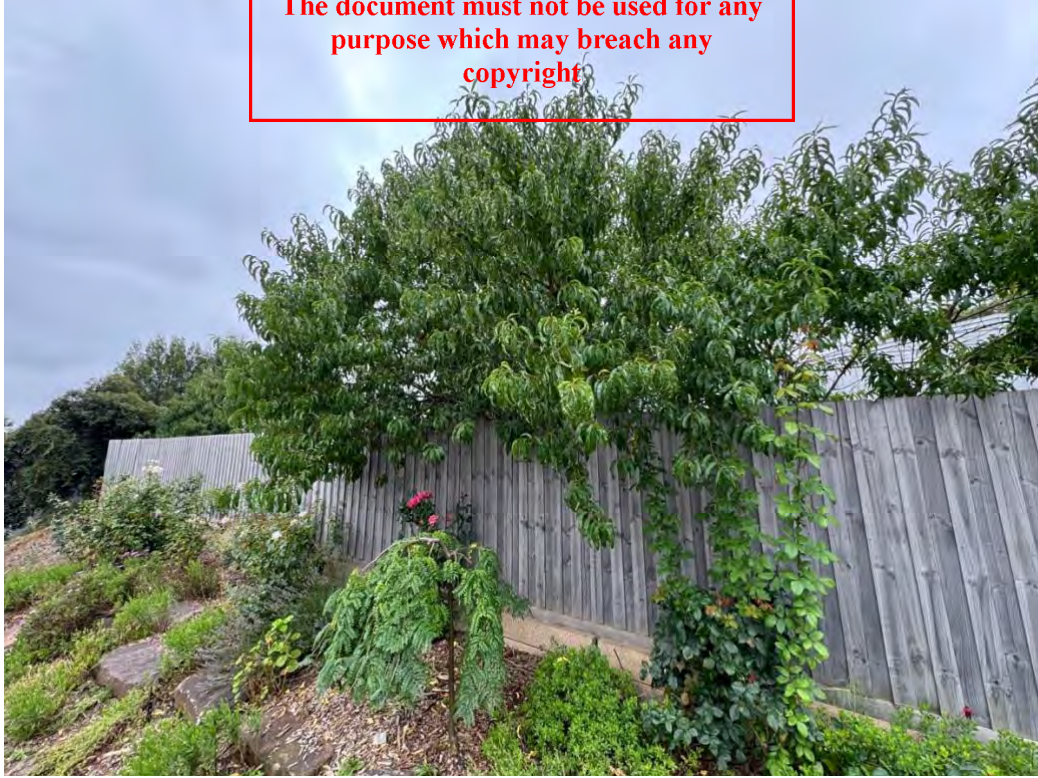
This tree is **not classified as a Significant Tree** under the City of Casey provisions, however, **is classified as a canopy tree**, and therefore, **a permit is required for its removal**. If pruning is proposed, all works must be carried out in full accordance with Australian Standard AS4373–2007 *Pruning of Amenity Trees* and performed by suitably qualified arboricultural professionals (minimum AQF Level 3 in Arboriculture).

ULE: Medium (15-25 Years)
Retention: Medium (Retention/Removal Optional)

Impact: There is a proposed **TPZ encroachment of 7.25% (1.3m²)** associated with a new proposed retaining wall. This is considered both a **minor and acceptable level of encroachment**, and as such, the **tree is expected to remain unaffected**.

TPZ: 2.4m
SRZ: 1.7m

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Tree No. #34 Tree located within the neighbouring site.
Species: *Persea americana* (Avocado Tree)
DBH: 50mm
DRF: 50mm
Height: 2m
Canopy: 1m
Health: Very Good
Structure: Very Good
Form: Good
Age: Juvenile
Origin: Exotic
Significance: Low Value – Third Party Tree

Comments: Typical example, 0.2m from boundary fence.

Permit Req: No

As this tree is **not classified as a Significant Tree** under the City of Casey provisions, **or classified as a canopy tree**, a **permit is not required for its removal**. If pruning is proposed, all works must be carried out in full accordance with Australian Standard AS4373–2007 *Pruning of Amenity Trees* and performed by suitably qualified arboricultural professionals (minimum AQF Level 3 in Arboriculture).

ULE: Medium (15-25 Years)
Retention: Medium (Retention/Removal Optional)

Impact: There is a proposed **TPZ encroachment of 10.6% (1.33m²)** associated with a new proposed retaining wall. This is considered a **moderate level of encroachment according to industry standards**.

Although a moderate level of encroachment is proposed, the proposed retaining wall right below the fence, along with the juvenile age of the tree, root presence within the proposed encroachment is unlikely and therefore the tree is expected to remain unaffected.

TPZ: 2m
SRZ: 1.5m

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ADVERTISED PLAN

Tree No. #35 Tree located within the neighbouring site.
Species: *Prunus persica* (Peach Tree)
DBH: 250mm
DRF: 250mm
Height: 5m
Canopy: 7m
Health: Very Good
Structure: Fair
Form: Good
Age: Mature
Origin: Exotic
Significance: Moderate Value – Third Party Tree

Comments: Healthy example, multiple dominant stems, tree base 5m from shared boundary fence.

Permit Req: Yes

This tree is **not classified as a Significant Tree** under the City of Casey provisions, however, **is classified as a canopy tree**, and therefore, **a permit is required for its removal**. If pruning is proposed, all works must be carried out in full accordance with Australian Standard AS4373–2007 *Pruning of Amenity Trees* and performed by suitably qualified arboricultural professionals (minimum AQF Level 3 in Arboriculture).

ULE: Medium (15-25 Years)
Retention: Medium (Retention/Removal Optional)

Impact: As there is ~~no proposed encroachment into this tree's TPZ and it is located~~ outside the area of proposed works, ~~it is anticipated that the tree will remain unaffected.~~

TPZ: 3m
SRZ: 1.85m

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ADVERTISED PLAN

Discussion & Recommendation

Site Outline:

The subject site is occupied by Maranatha Christian School and has a total approximate area of 50,000 m². The land was historically used as a local golf course before its current educational use.

This assessment is focused on the Early Learning Centre (ELC) and Block D development areas, located on the far eastern side of the property. This portion of the site is currently developed with various educational buildings, hardstand areas, and mature landscape plantings.

Topographically, the site features a moderate fall from north to south, with the highest elevation along the northern boundary and a gradual slope towards the school entrance.

A total of thirty-five (35) trees were assessed as part of this report, comprising:

- Fifteen (15) trees located within the subject site.
- Ten (10) trees within the council owned property.
- Ten (10) trees within the neighbouring property.

Retention Value Summary:

Eleven (11) of these trees (T2, 3, 4, 15, 16, 17, 18, 19, 21, 22 & 24) were classified as having a **High Retention Value** which is due to being or having any of the following attributes - Prominent feature in landscape, poor or locally unavailable species, good general health, structure and habitat contributions. Every effort should be made to retain this tree in the landscape.

Eleven (17) trees (T1, 10, 11, 12, 13, 14, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34 & 35) were classified as having a **Medium Retention Value** which is due to presenting both positive and negative aspects to the landscape. These may consist of a good healthy canopy with a prominent defect, or a structurally sound tree with declining health, a healthy tree that provides screening or shade attributes however is an undesirable species etc, effectively reducing its useful life expectancy in the space. These trees provide value, however, are not considered irreplaceable.

Seven (7) trees (T5, 6, 7, 8, 9, 20 & 23) have been classified as having a **Low Retention Value** which is due to presenting only generally negative aspects to the landscape. These may consist of a poor health, poor structure, short life expectancy, weed species etc. These trees provide little value in the landscape and therefore removal is recommended.

No (0) trees have been classed with a '**Remove Retention Value**' in which immediate removal would be strongly recommended due to a high likelihood of failure.



Tree Impact Summary:

Tree Number	Encroachment %	Encroachment Area	Encroachment Type	Retain/Remove
T1	0%	0m ²	None	Retain
T2	11.4%	15m ²	Moderate	Retain
T3	29.4%	40.2m ²	Major	Retain
T4	10.1%	35.36m ²	Moderate	Retain
T5	Direct	Direct	Major	Remove
T6	Direct	Direct	Major	Remove
T7	0%	0m ²	None	Retain
T8	Direct	Direct	Major	Remove
T9	Direct	Direct	Major	Remove
T10	0%	0m ²	None	Retain
T11	0%	0m ²	None	Retain
T12	0%	0m ²	None	Retain
T13	0%	0m ²	None	Retain
T14	0%	0m ²	None	Retain
T15	0%	0m ²	None	Retain
T16	0%	0m ²	None	Retain
T17	0%	0m ²	None	Retain
T18	5.7%	3.95m ²	Minor	Retain
T19	18.7%	17.15m²	Moderate	Retain
T20	9.3%	5.45m ²	Minor	Retain
T21	4.5%	2.35m ²	Minor	Retain
T22	2.2%	1.05m ²	Minor	Retain
T23	8.2%	6.41m ²	Minor	Retain
T24	10.9%	7.1m²	Moderate	Retain
T25	Direct	Direct	Major	Remove
T26	Direct	Direct	Major	Remove
T27	Direct	Direct	Major	Remove
T28	Direct	Direct	Major	Remove
T29	Direct	Direct	Major	Remove
T30	0%	0m ²	None	Retain
T31	1.8%	0.23m ²	Minor	Retain
T32	1.8%	0.23m ²	Minor	Retain
T33	7.25%	1.3m ²	Minor	Retain
T34	10.6%	1.33m ²	Moderate	Retain
T35	0%	0m ²	None	Retain

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Tree Impact Details:

T1	As there is no proposed encroachment into this tree's TPZ and it is located outside the area of proposed works, it is anticipated that the tree will remain unaffected.
T2	There is a proposed Tree Protection Zone (TPZ) encroachment of 11.4% (15 m²) associated with the construction of a pedestrian footpath. This level of encroachment is considered moderate in accordance with standard arboricultural impact assessment criteria. However, provided the existing footpaths within the TPZ are removed in a root-sensitive manner under the supervision of the Project Arborist, ensuring no soil disturbance or excavation occurs, and the new footpath is constructed at or above the existing ground level, including all base materials, impacts to the tree's root system are expected to be minimal. Accordingly, the tree is expected to remain unaffected by the proposed works and proposed for retention.
T3	There is a proposed Tree Protection Zone (TPZ) encroachment of 29.4% (40.2 m²) associated with the construction of a pedestrian footpath. This level of encroachment is considered major in accordance with standard arboricultural impact assessment criteria and typically requires redesign or removal. However, as with tree 2, provided the existing footpaths within the TPZ are removed in a root-sensitive manner under the supervision of the Project Arborist, ensuring no soil disturbance or excavation occurs, and the new footpath is constructed at or above the existing ground level, including all base materials, impacts to the tree's root system are expected to be minimal. Accordingly, the tree is expected to remain unaffected by the proposed works and proposed for retention.
T4	There is a proposed Tree Protection Zone (TPZ) encroachment of 10.1% (35.36 m²) associated with the construction of a pedestrian footpath. This level of encroachment is considered moderate in accordance with standard arboricultural impact assessment criteria. However, provided the existing footpaths within the TPZ are removed in a root-sensitive manner under the supervision of the Project Arborist, ensuring no soil disturbance or excavation occurs, and the new footpath is constructed at or above the existing ground level, including all base materials, impacts to the tree's root system are expected to be minimal. Accordingly, the tree is expected to remain unaffected by the proposed works and proposed for retention.
T5	This tree is situated within the proposed building footprint and is therefore nominated for removal.
T6	As this tree is positioned within the footprint of the proposed driveway upgrades , retention is not feasible and removal is proposed.
T7	This tree is proposed to be retained within the updated roundabout design. Provided soil levels remain unaltered within the nominated TPZ , and standard tree protection measures are applied, the tree should remain unaffected.
T8	As this tree is positioned within the footprint of the proposed driveway upgrades , retention is not feasible and removal is proposed.
T9	As this tree is positioned within the footprint of the proposed driveway upgrades , retention is not feasible and removal is proposed.
T10	As there is no proposed encroachment into this tree's TPZ and it is located outside the area of proposed works, it is anticipated that the tree will remain unaffected.
T11	As there is no proposed encroachment into this tree's TPZ and it is located outside the area of proposed works, it is anticipated that the tree will remain unaffected.
T12	As there is no proposed encroachment into this tree's TPZ and it is located outside the area of proposed works, it is anticipated that the tree will remain unaffected.
T13	As there is no proposed encroachment into this tree's TPZ and it is located outside the area of proposed works, it is anticipated that the tree will remain unaffected.

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T14	As there is no proposed encroachment into this tree's TPZ and it is located outside the area of proposed works, it is anticipated that the tree will remain unaffected.
T15	As there is no proposed encroachment into this tree's TPZ and it is located outside the area of proposed works, it is anticipated that the tree will remain unaffected.
T16	As there is no proposed encroachment into this tree's TPZ and it is located outside the area of proposed works, it is anticipated that the tree will remain unaffected.
T17	As there is no proposed encroachment into this tree's TPZ and it is located outside the area of proposed works, it is anticipated that the tree will remain unaffected.
T18	There is a proposed TPZ encroachment of 5.7% (3.95 m²) associated with the construction of the car parking area and basement entrance . This is considered a minor and acceptable level of encroachment and, as such, the tree is expected to remain unaffected . A significant portion of the TPZ remains outside the direct works footprint and will require protection throughout the project. The specific tree protection measures will be outlined within the approved TPMP.
T19	<p>There is a proposed TPZ encroachment of 18.7% (17.15 m²) associated with the footprint of the new building. This is considered a moderate encroachment under AS4970-2025 <i>Protection of Trees on Development Sites</i>.</p> <p>As this tree is a riparian species and is currently exhibiting good health indicators, the encroachment is considered manageable provided root-sensitive construction methods are implemented. All excavation within the TPZ must be supervised by the project arborist, and any roots encountered are to be cleanly pruned in accordance with AS4373-2007 – Pruning of Amenity Trees. On this basis, the trees overall health and vigour is expected to remain viable and unaffected by the proposed works.</p> <p>Details of root management procedures and protective measures will be outlined within the approved Tree Protection Management Plan (TPMP).</p>
T20	There is a proposed TPZ encroachment of 9.3% (5.45m²) associated with the footprint of the new building. This is considered a minor and acceptable level of encroachment , and as such, the tree is expected to remain unaffected .
T21	There is a proposed TPZ encroachment of 4.5% (2.35m²) associated with the footprint of the new building. This is considered a minor and acceptable level of encroachment , and as such, the tree is expected to remain unaffected .
T22	There is a proposed TPZ encroachment of 2.2% (1.05m²) associated with the footprint of the new building. This is considered a minor and acceptable level of encroachment , and as such, the tree is expected to remain unaffected .
T23	There is a proposed TPZ encroachment of 8.2% (6.41m²) associated with the footprint of the new building and leveling retaining wall for the sites outdoor area. This is considered a minor and acceptable level of encroachment , and as such, the tree is expected to remain unaffected .
T24	<p>There is a proposed TPZ encroachment of 10.9% (7.1m²) associated with the footprint of the new building. This is considered a moderate encroachment under AS4970-2025 <i>Protection of Trees on Development Sites</i>.</p> <p>As this tree is a riparian species and is currently exhibiting good health indicators, the encroachment is considered manageable provided root-sensitive construction methods are implemented. All excavation within the TPZ must be supervised by the project arborist, and any roots encountered are to be cleanly pruned in accordance with AS4373-2007 – Pruning of Amenity Trees. On this basis, the trees overall health and vigour is expected to remain viable and unaffected by the proposed works.</p> <p>Details of root management procedures and protective measures will be outlined within the approved Tree Protection Management Plan (TPMP).</p>
T25	This tree is situated within the proposed building footprint and is therefore nominated for removal .
T26	This tree is situated within the proposed building footprint and is therefore nominated for removal .

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T27	This tree is situated within the proposed building footprint and is therefore nominated for removal .
T28	This tree is situated within the proposed building footprint and is therefore nominated for removal .
T29	This tree is situated within the proposed building footprint and is therefore nominated for removal .
T30	As there is no proposed encroachment into this tree's TPZ and it is located outside the area of proposed works, it is anticipated that the tree will remain unaffected .
T31	There is a proposed TPZ encroachment of 1.8% (0.23m²) associated with a new proposed retaining wall. This is considered both a minor and acceptable level of encroachment , and as such, the tree is expected to remain unaffected .
T32	There is a proposed TPZ encroachment of 1.8% (0.23m²) associated with a new proposed retaining wall. This is considered both a minor and acceptable level of encroachment , and as such, the tree is expected to remain unaffected .
T33	There is a proposed TPZ encroachment of 7.25% (1.3m²) associated with a new proposed retaining wall. This is considered both a minor and acceptable level of encroachment , and as such, the tree is expected to remain unaffected .
T34	There is a proposed TPZ encroachment of 10.6% (1.33m²) associated with a new proposed retaining wall. This is considered a moderate level of encroachment according to industry standards . Although a moderate encroachment, with the presence of an existing retaining wall right below the fence, along with the juvenile age of the tree, root presence within the proposed encroachment is unlikely and therefore the tree is expected to remain unaffected .
T35	As there is no proposed encroachment into this tree's TPZ and it is located outside the area of proposed works, it is anticipated that the tree will remain unaffected .

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Further discussion:

Due to the various encroachments and requirements for root sensitive design, a TPMP is required to ensure all trees are managed throughout the project and remain viable assets into the future.

The impacted trees have all been provided with a suitable TPZ for retention purposes, and further instructions detailing how to install it will be provided later in this report.

Tree Protection Zones (TPZs) are designed to maintain tree health during works and Structural Root Zones (SRZs) are designed to illustrate the maximum you can incur retaining the minimal safe structural root system as defined by the Australian Standard AS4970:2009 "Protection of trees on development sites".

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Permit Summary:



No trees within the subject site are protected under Casey’s Significant Tree Register.

The following trees require a permit to remove due to Clause 52.37 - Canopy trees:

Tree Number	DBH (mm)	TPZ (m)	SRZ (m)	Location	Impact Status	Permit Requirement
T5	310	3.5m	2.02m	Subject site	Within Building footprint	YES
T6	N/A	3m	N/A	Subject site	Within Building footprint	YES
T8	N/A	3.5m	N/A	Subject site	Within Building footprint	YES
T9	N/A	3m	N/A	Subject site	Within Building footprint	YES

The following trees listed below are located on council land

Tree Number	DBH (mm)	TPZ (m)	SRZ (m)	Location	Impact Status	Permit Requirement
15	260	3.12m	2.05m	Nature-strip	No Encroachment	No
16	250	3m	2.05m	Nature-strip	No Encroachment	No
17	320	3.84m	2.15m	Nature-strip	No Encroachment	No
18	390	4.68m	2.45m	Nature-strip	5.7% Encroachment	No
19	450	5.4m	2.59m	Nature-strip	18.7% Encroachment	No
20	360	4.32m	2.3m	Nature-strip	9.3% Encroachment	No
21	340	4.08m	2.34m	Nature-strip	4.5% Encroachment	No
22	320	3.84m	2.28m	Nature-strip	2.2% Encroachment	No
23	415	4.98m	2.43m	Nature-strip	8.2% Encroachment	No
24	380	4.56m	2.34m	Nature-strip	10.9% Encroachment	No

Retention Value and TPZ/SRZ Summary:

T1 – Retention/Removal Optional (TPZ – 4.92m, SRZ – 2.32m)

T2 – Retention Recommended (TPZ – 6.48m, SRZ – 2.8m)

T3 – Retention Recommended (TPZ – 6.6m, SRZ – 2.85m)

T4 – Retention Recommended (TPZ – 10.56m, SRZ – 3.44m)

T5 – Removal Recommended (TPZ – 3.72m, SRZ – 2.02m)

T6 – Removal Recommended (TPZ – 3.5m, SRZ – N/A)

T7 – Removal Recommended (TPZ – 3m, SRZ – N/A)

T8 – Removal Recommended (TPZ – 3.5m, SRZ – N/A)

T9 – Removal Recommended (TPZ – 3m, SRZ – N/A)

T10 – Retention/Removal Optional (TPZ – 3.96m, SRZ – 2.08m)

T11 – Retention/Removal Optional (TPZ – 4.08m, SRZ – 2.15m)

T12 – Retention/Removal Optional (TPZ – 3.96m, SRZ – 2.13m)

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- T13 – Retention/Removal Optional (TPZ – 3.84m, SRZ – 2.1m)
- T14 – Retention/Removal Optional (TPZ – 5.88m, SRZ – 2.78m)
- T15 – Retention Recommended (TPZ – 3.12m, SRZ – 2.05m)
- T16 – Retention Recommended (TPZ – 3m, SRZ – 2.05m)
- T17 – Retention Recommended (TPZ – 3.84m, SRZ – 2.15m)
- T18 – Retention Recommended (TPZ – 4.68m, SRZ – 2.45m)
- T19 – Retention Recommended (TPZ – 5.4m, SRZ – 2.59m)
- T20 – Removal Recommended (TPZ – 4.32m, SRZ – 2.3m)
- T21 – Retention Recommended (TPZ – 4.08m, SRZ – 2.34m)
- T22 – Retention Recommended (TPZ – 3.84m, SRZ – 2.28m)
- T23 – Removal Recommended (TPZ – 4.98m, SRZ – 2.43m)
- T24 – Retention Recommended (TPZ – 4.56m, SRZ – 2.34m)
- T25 – Retention/Removal Optional (TPZ – 2m, SRZ – 1.5m)
- T26 – Retention/Removal Optional (TPZ – 2m, SRZ – 1.5m)
- T27 – Retention/Removal Optional (TPZ – 2m, SRZ – 1.5m)
- T28 – Retention/Removal Optional (TPZ – 2m, SRZ – 1.5m)
- T29 – Retention/Removal Optional (TPZ – 2m, SRZ – 1.53m)
- T30 – Retention/Removal Optional (TPZ – 2m, SRZ – 1.5m)
- T31 – Retention/Removal Optional (TPZ – 2m, SRZ – 1.5m)
- T32 – Retention/Removal Optional (TPZ – 2m, SRZ – 1.5m)
- T33 – Retention/Removal Optional (TPZ – 2.4m, SRZ – 1.7m)
- T34 – Retention/Removal Optional (TPZ – 2m, SRZ – 1.5m)
- T35 – Retention/Removal Optional (TPZ – 3m, SRZ – 1.85m)

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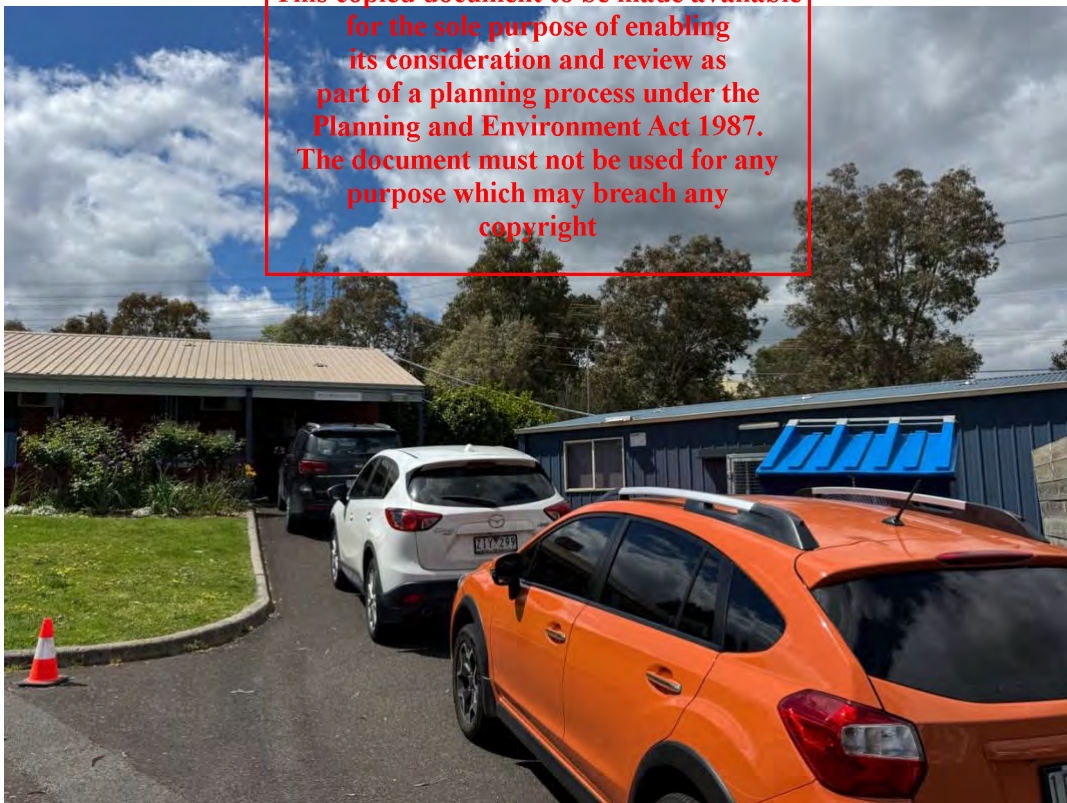
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Please see below additional photos taken form site on the day of assessment:





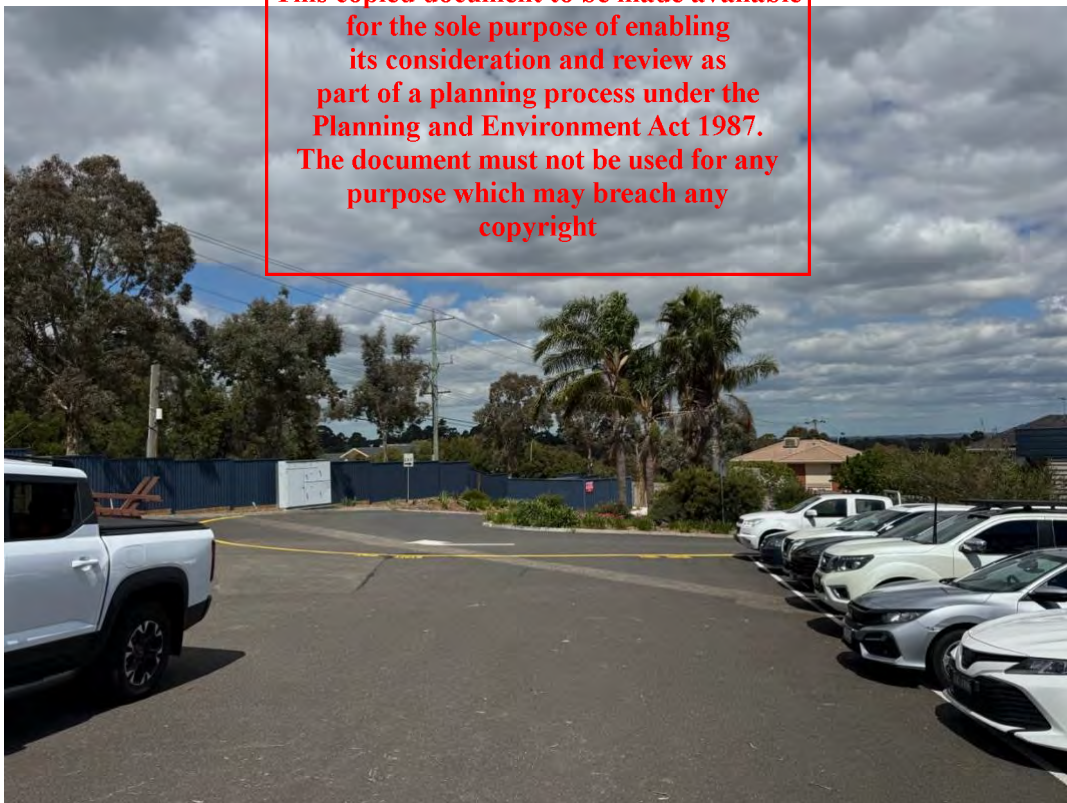
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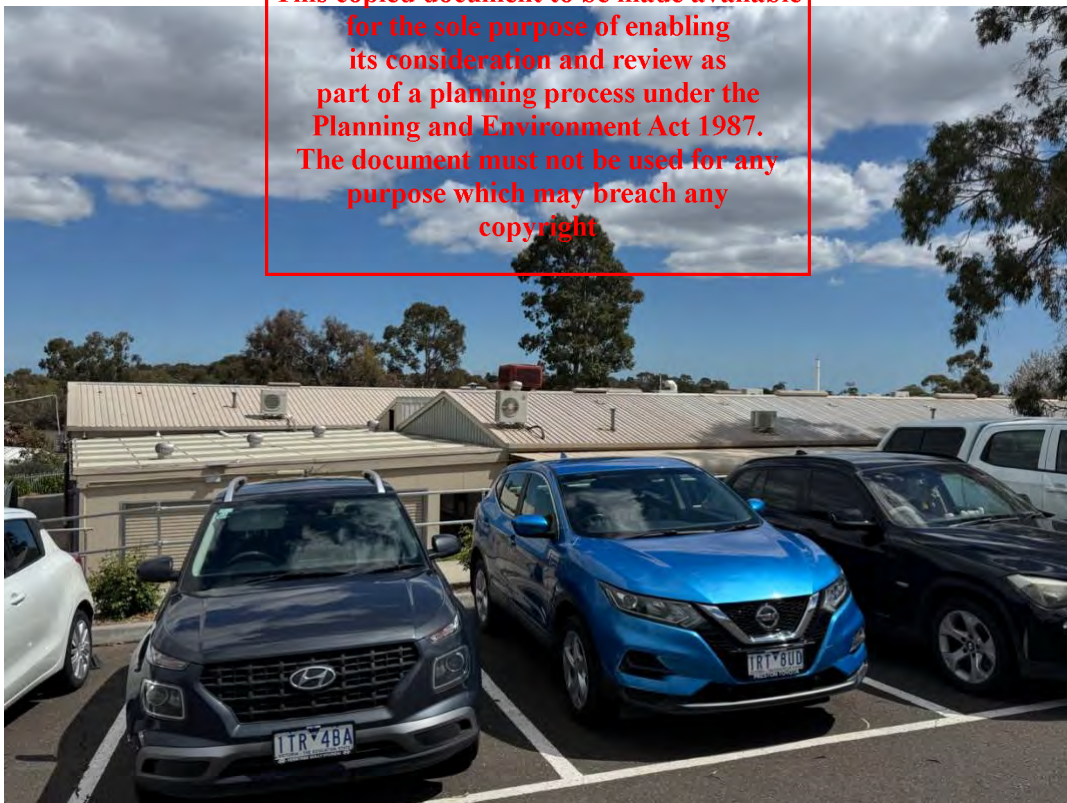
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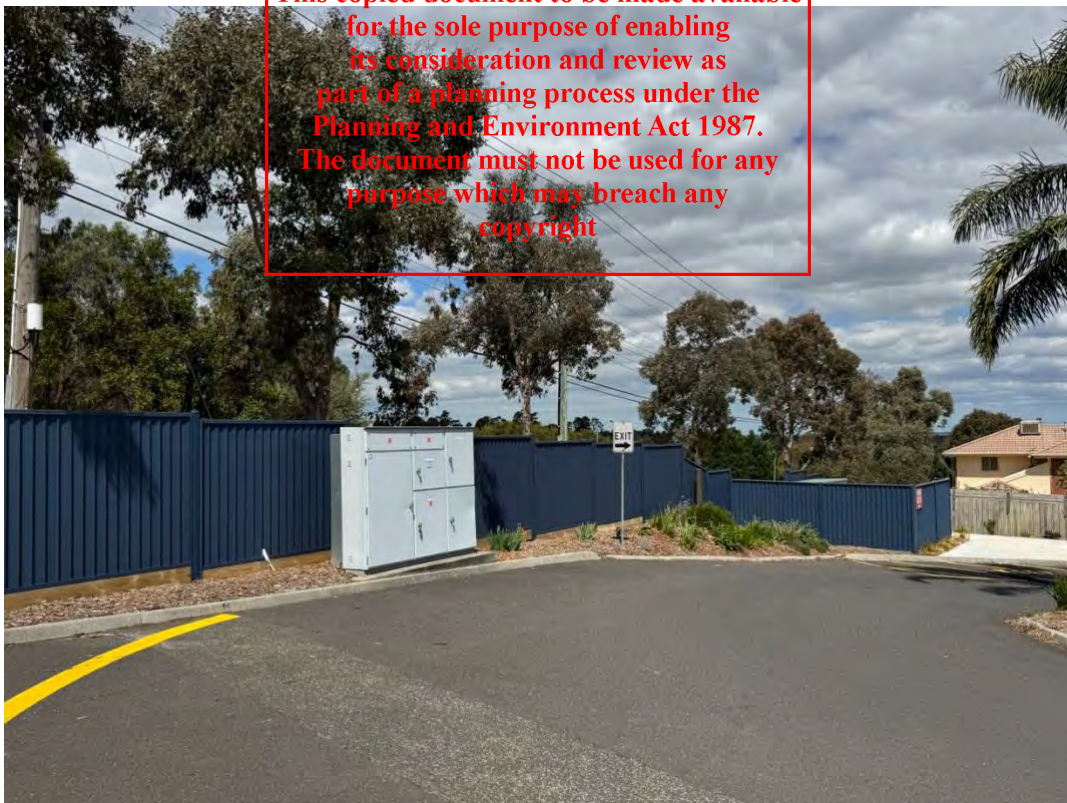
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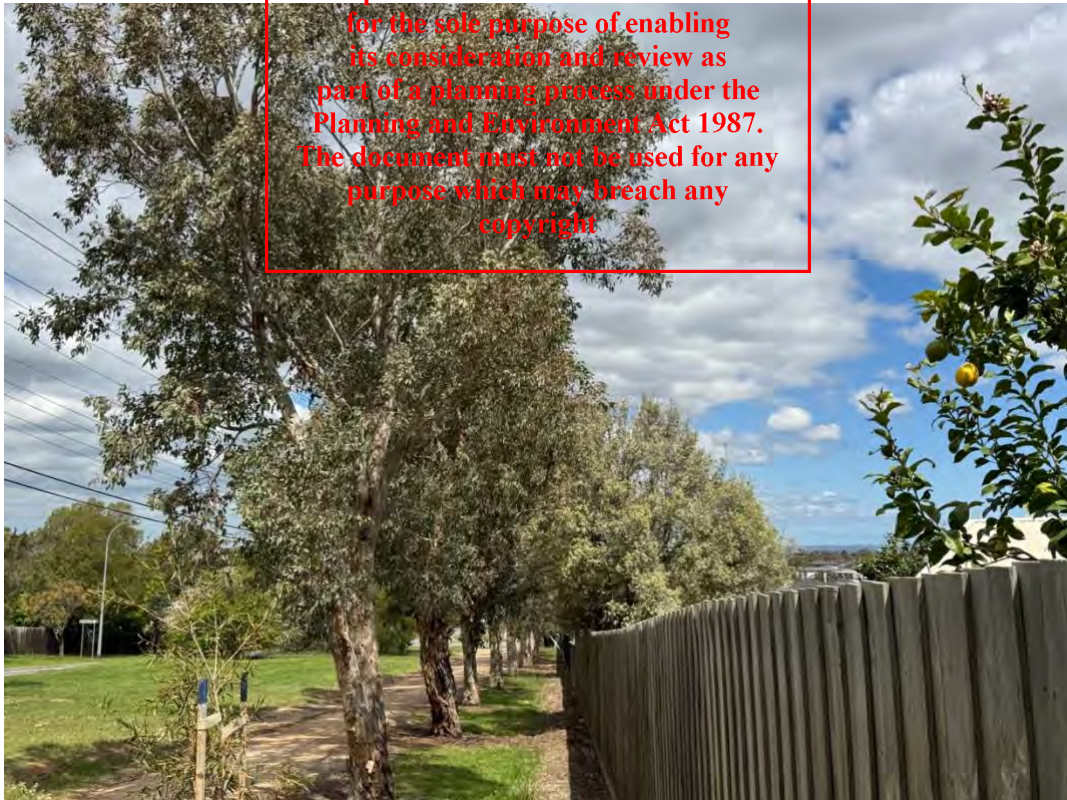
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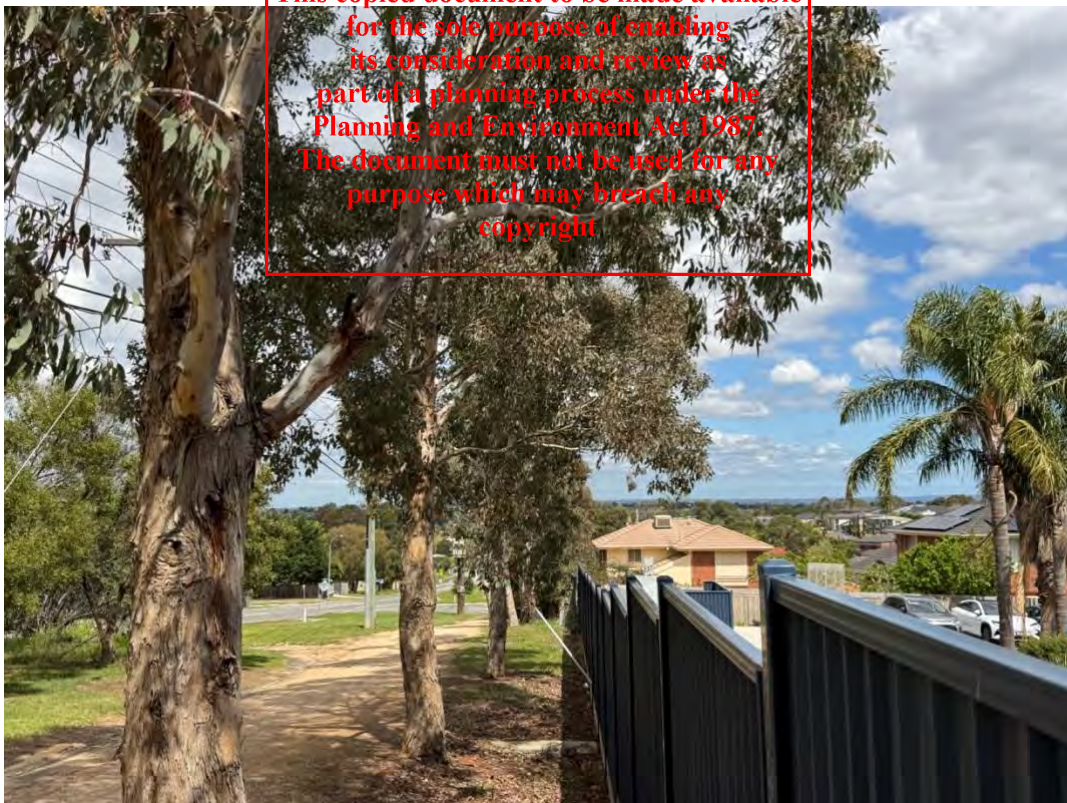
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For the protection of the retained trees, a summary of the tree protection measures is given below for reference: (for full details, refer to AS4970-2025 *Tree Protection on Construction sites*):

Tree Protection Zone (TPZ)

The TPZ is the radial distance equivalent to 12 times the trees DBH (Diameter at Breast Height measured at 1.4m above ground level) according to AS4970:2025 *'Tree protection on development sites'*.

Construction should not be conducted within trees SRZ. Up to 10% TPZ encroachment under AS4970-2025 is classified as a '**minor encroachment**' and considered generally acceptable. An encroachment between 10-20% is classified as a '**moderate encroachment**', which requires justification by the project arborist and/or adoption of root sensitive construction measures. An encroachment over 20% is classified as a '**major encroachment**' and a detailed root investigation by non-destructive measures should be carried out (by hand digging, ground penetration radar, hydro or air knife excavation methods) to determine root distribution pattern and root density to the satisfaction of the project arborist that the tree will remain viable. The area lost to encroachment must be compensated for elsewhere and contiguous with the TPZ.

- Physical damage to the tree trunk, branches and bark by impact, fire or tearing.

A protective fence of adequate construction around each protected trees TPZ shall be erected and maintained throughout construction. Operators of tall machinery (e.g.; mobile cranes, forklifts or similar equipment) working in the vicinity of the tree should take special care not to cause collision damage to the tree branches overhead,

A strong sturdy chain-link wire fence supported by star droppers and tied with reflective warning tapes would be acceptable as an adequate protective fence for this purpose. This fenced-off area shall be known as the TPZ. The ground surface of the TPZ shall be mulched and a warning sign to be displayed on the fence to ward off potential intruders or unauthorised personnel. The protective fence may only be taken down for the duration to facilitate authorised construction works inside the TPZ, but must be reinstated at works completion at the end of the day.

Any tree pruning, canopy lifting or branch removal must be performed by a skilled arborist to meet approved Arboricultural standards as per AS 4373-2007 *"Pruning of amenity trees"*.

- Root Damage

Root damage is commonly caused by soil excavation, cut and fill, soil grade reduction, trenching or other earthworks. It is critically important not to induce any soil level changes around the protected tree, especially within the trees TPZ. An approved arboriculturalist (the project arborist) should be consulted, and be present on-site to supervise any earthworks within the TPZ of the protected tree.

Crossing and driveway construction within TPZ/SRZ shall use porous permeable paving materials to allow air and water infiltration into the subsoil stratum for roots. Driveway construction must be of non-excavation method – above grade that does not damage the roots of protected trees.



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- Soil aeration

Soil aeration deprivation may be caused by soil level build-up, soil compaction and waterlogging. Anoxic or hypoxic soils will kill tree roots, leading to mortality. No Soil dumping, soil fill & stockpile, soil compacting, blockage of natural drainage patterns and the like should be allowed within the trees TPZ.

- Soil water content changes

Soil water content changes in both extremes, water deprivation or waterlogging can adversely affect tree health and survival.

Site works that alter natural water table level, water flow, soil water infiltration, retention or drainage should not be permitted.

- Soil Compaction

Soil compaction by construction machinery can adversely affect soil physical properties, eg porosity, aeration, water retention, soil strength etc which in turn would affect root growth and tree health. Planks should be placed over soil surfaces to reduce the compaction pressure of machinery tyres on soil surfaces.

- Spilling or dumping of building materials

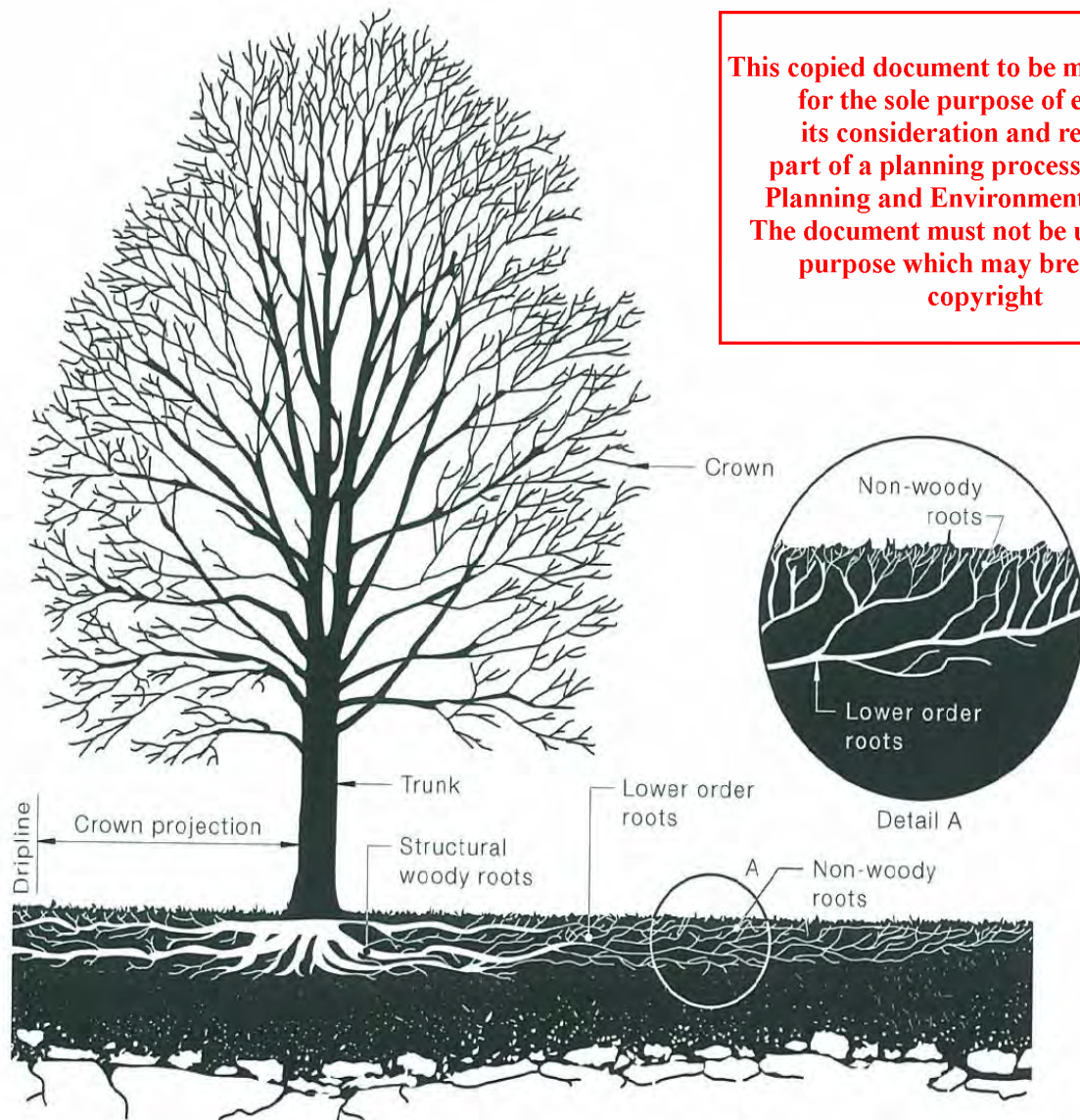
Spillage or dumping of building materials (eg lime, cement, concrete etc) or other chemicals (acids, petrol, oil, herbicides etc) is harmful to tree roots and can lead to tree mortality. Building materials or other toxic materials should not be stored close to or within the critical root zone of the tree. Any spillage should be cleaned up immediately and reported to the project manager.

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To simplify understanding of the protection requirements, see below for more information.

The following illustration shows location for roots on site and the importance of root protection on tree health.

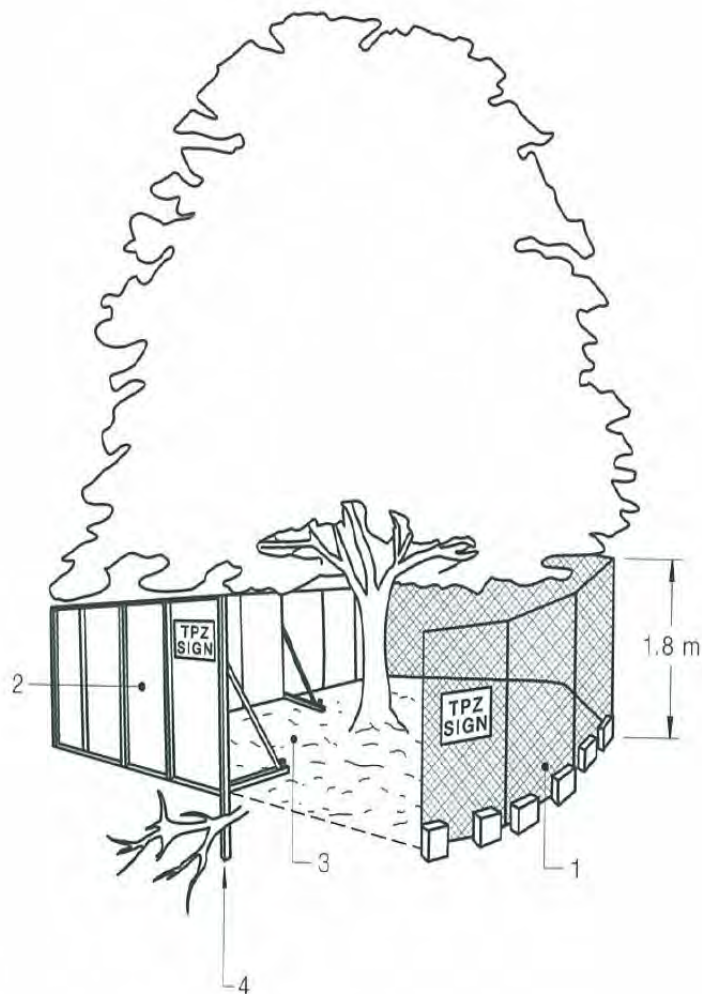


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FIGURE B1 STRUCTURE OF A TREE IN A NORMAL GROWING ENVIRONMENT

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The following illustration shows the type and location of protective fencing to be applied during construction.



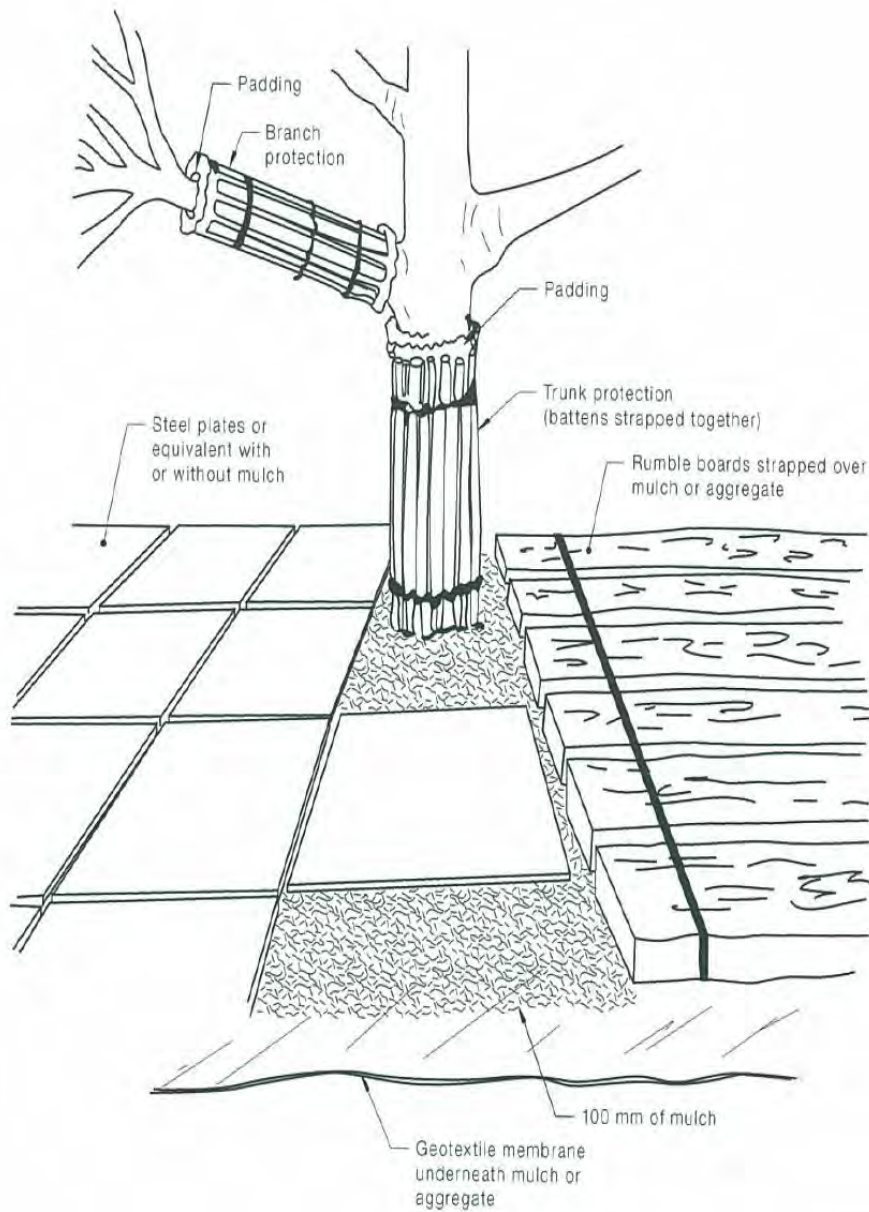
LEGEND:

- 1 Chain wire mesh panels with shade cloth (if required) attached, held in place with concrete feet.
- 2 Alternative plywood or wooden paling fence panels. This fencing material also prevents building materials or soil entering the TPZ.
- 3 Mulch installation across surface of TPZ (at the discretion of the project arborist). No excavation, construction activity, grade changes, surface treatment or storage of materials of any kind is permitted within the TPZ.
- 4 Bracing is permissible within the TPZ. Installation of supports should avoid damaging roots.

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The following illustration shows the protection required when accessing a TPZ of a protected tree. It is important to know that trees don't quickly repair, and any damage caused tends to be lasting. It is proactive measures that help retain a long-term specimen.



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Explanatory Notes

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Size Dimensions:

DBH (Diameter at breast Height) is a measurement of trunk diameter taken at 1.4m above ground level.

Canopy Spread is a measurement of canopy Diameter measured from edge-to-edge of canopy drip-line.

Height is a measurement of the trees height by clinometer.

Tree Protection Zone (TPZ) is estimated as 12 times the trunk DBH as per AS 4970:2009 'Protection of Trees on Development Sites' – it is a radius distance from tree trunk base.

Structural Root Zone (SRZ) is estimated as per AS 4970:2009 'Protection of Trees on Development Sites' – It is a radius distance from tree trunk base.

Vigour/Health:

The health condition of the tree is classified as **Very Good, Good, Fair, Poor, Moribund/Dead**.

These observations are based on factors such as physical damage, broken branches, scars, root damage, rotten cavities, visible fungal fruiting bodies, branches dieback, deadwood, branch stubs, observable disease or insect damage/infestation, foliar colour and density of the canopy, growth extensions over the last year etc.

Category	Description
Very Good (5)	Outstanding specimen. Full & balanced canopy. Good shape and form. Foliage dense, entire with good colour, no pest/disease damage. No dieback or deadwood. Excellent growth indicators, eg extension growth.
Good (4)	Canopy full, may be slightly asymmetrical. Foliage dense, entire with good colour, minimal pest/disease damage. Negligible quantity of deadwood (<10%). Good growth indicators, eg extension growth.
Fair (3)	Canopy may be unbalanced. Foliage density thin, generally with good colour, some discolouration may be present. Minor pest or disease damage present. (Typical for species in location). Minor quantity of deadwood (<30%).
Poor (2)	Major quantity of deadwood and dead/broken limbs (>30%). Foliage density thin and sparse, may be severely defoliated, wilting, chlorotic or necrotic, may have excessive epicormic or basal sprout growth. Serious pest/disease damage and stress level leading to tree decline.
Dead/Moribund (1)	Tree is moribund or dead, totally defoliated or no live foliage and green bark on the tree. Bark may be peeling off trunk/branch.

Structure:

The structure of the tree is classified as **Very Good, Good, Fair, Poor, Dead**.

These observations are based on factors such as canopy balance and symmetry, straight or leaning trunk, single or multiple trunks, bifurcated co-dominants with included bark, risk of branch drop or tree collapse, presence of decay in trunk or roots, evidence of instability etc.

Category	Description
Very Good (5)	Excellent branch attachment, no structural defects. Trunk straight, sound and solid, with no exposed wounds, cavities and decay. No damage to roots and good root buttressing. Good trunk and scaffold branch taper. No branch over extension.
Good (4)	Good branch attachment with minor structural defects. Trunk straight and sound, may show minor non-hazard wounding. No damage to roots, with good buttressing.
Fair (3)	Some minor structural defects and/or damage to trunk. Regenerated crown after severe pollarding. Bark torn and missing on main trunk or branches. Cavities or decay may be present. May have minor damage to roots not threatening tree stability. May have slight leaning and slightly lopsided canopy.
Poor (2)	Major structural defects eg trunk bifurcation with included bark, cracked or split branches, pollarded canopy not regenerated, trunk/branch damage and/or missing bark, large rotten cavities, girdling or damaged roots that destabilise the tree. Root buttress not visible above ground. Serious lean, not straight growing. Canopy halved and lopsided.
Dead (1)	Dead tree poses imminent risk or high hazard risk.

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Trees Age

Juvenile	0-10 years
Semi-mature	10-25 years
Mature	25 years to nominal species life expectancy
Senescent	Declining vigour due to old age

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Shape/Form:

The shape and form of the tree is classified as **Good, Fair, Poor**.

These observations are based on factors such as canopy shape, balance and symmetry, straight or leaning trunk, single or multiple stems.

Category	Description
Good (3)	Single upright straight tree trunk. No leaning. Well balanced, full density symmetrical canopy.
Fair (2)	Multiple trunks. Tree with minor leaning (<30 degrees off vertical). Slightly lopsided unbalanced canopy. Regenerated canopy after lopping/pollarding.
Poor (1)	Tree trunk with serious lean (>30 degrees off vertical), tree trunk with kinking, twisting, canopy lopped/pollarded. Canopy halved, badly leaning and/or lopsided. Tree top cut off for overhead power lines clearance or top dieback, or blown off in strong winds.

Significant Trees:

This rating is to be used to rate the significance of trees in the area.

Trees that are of State or National significance would normally be registered by The National Trust or Heritage Council and would be identified as such.

Local councils planning scheme may have separate listings of significant trees in the municipality.

Trees may be considered as significant if they fall into one or more of the following categories: -

- Exceptional size and/or age
- Rare or threatened/endangered species
- Unusual shape or form
- Aboriginal cultural value
- Heritage or historic value
- Exceptional example of a species
- Genetical biodiversity value
- Outstanding feature in the landscape
- Habitat value

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Generally, trees are described according to their flowering and foliage amenity, greenery contribution, shade, shelter, screening, or being classified as noxious weeds or environmental weeds.



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Useful Life Expectancy (ULE)

Long	Over 50 years
Medium	10-50 years
Short	Under 10 years

Retention

High	Retention recommended
Medium	Retention/Removal Optional
Low	Removal recommended
Remove	Removal a matter of necessity or urgency

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